Public Notices

Business Observer

PAGES 17-32

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotic MAY 30 - JUNE 5, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage
17701 Summerlin Road
Fort Myers, Fl 33908

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **06/17/2025 at 10AM**

Occupant Name	Unit	Description of Property
Kelsey Patenaude, Kelsey Sellers	2055	Household Goods
Diane Cassidy	4114	Household Goods

May 30; June 6, 2025 25-01920L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage
3021 Lee Boulevard
Lehigh Acres, FL 33971

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **06/17/2025 at 10:30am**

Occupant Name	Unit	Description of Property
Lillian R Armstrong Michalek	03026	Household Items
Teresa Veliz	03081	Household Items
Beatrice Ledezma	05037	Household Items
Johanna Cabrera	05099	Household Items
Heather Ament	05131	Household Items

May 30; June 6, 2025 25-01921L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Cynthia Brackett	1229	household items
William Jensen	1535	household items
Natalie Conlon	1764	household items
Teresa Rodriguez	1405	household items
Calina Tyus	1347	household items
Michael Webb	1431	household items
Carissa Senn	1663	household items
Donta Davis	1437	household items

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)-986-3752.

May 30; June 6, 2025 25-01922L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 June 19th, 2025 at 9:45am**

Ayana J Minott
Sofa, Boxes, Table

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 30; June 6, 2025 25-01947L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date June 20th, 2025 @ 10:00 AM at each individual repair facility. 40779 2005 Toyota VIN#: 5TDZA23C55S370337 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-1682 Lien Amt $2,465.04

May 30, 2025 25-01918L

FIRST INSERTION

NOTICE OF PUBLIC SALE
THE LOCK UP SELF STORAGE
at
27661 S Tamiami Trail
Bonita Springs, FL 34134

will sell the contents of the following unit to satisfy a lien to the highest bidder on June 25, 2025 by 12:30PM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 4432 Matthew Shinbur

May 30; June 6, 2025 25-01941L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
22776 S.Tamiami Trail
Estero, FL 33928

will sell the contents of the following units to satisfy a lien to the highest bidder on June 25 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #20 Michael Pastore

May 30; June 6, 2025 25-01919L

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES RELATING TO DESIGNATION OF A SCHOOL ZONE ON A PORTION OF RIVER HALL PARKWAY

A public hearing will be conducted by the Board of Supervisors of RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (the "District") on Thursday, July 3, 2025 at 3:30 p.m. at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives notice of its intent to adopt proposed Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (the "Rules"). The purpose of these Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. The Rules may address the following: (i) designation and establishment of a school zone on River Hall Parkway; (ii) signage and traffic control devices for the school zone; and (iii) providing for enforcement cooperation with the Lee County Sherrif's Office or other law enforcement agency. At the conclusion of the hearing, the Board shall, by resolution, adopt the proposed Rules as finally approved by the Board of Supervisors. Prior notice of rule development was published in *The Business Observer* on May 23, 2025

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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and 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.

At the public hearing, one or more Supervisors may participate in the public hearing by telephone or other electronic means. At the above location, if a public hearing is requested, there will be present a speaker so that any interested party can physically attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker device.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 464-7114 at least forty-eight (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 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.

Chesley E. Adams, Jr., District Manager
May 30, 2025 25-01936L

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on June 26th,2025 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585.As is. Where is. Title is not guaranteed. CASE:43829 2021 DODG VIN: 2C3CDXL99MH660161 Lienor information & Sale Location:G.L.O. AUTO REPAIR,INC.MV42739. 1138 Pondella Road Unit 7&8.Cape Coral, FL 33909 Ph:305-783-0369 Total Lien $2479.58 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Lee County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 F.S

May 30, 2025 25-01946L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Five Star Bath Solutions of Southwest Florida, located at 12553 New Brittany Blvd, in the City of Fort Meyers, County of Lee, State of FL, 34116, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of May, 2025.
TSKOG, INC.
12553 New Brittany Blvd
Fort Meyers, FL 34116

May 30, 2025 25-01953L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-003620
Division: Family
IN RE: THE MATTER OF:
Manuela Elizabeth Santiago Lopez
Petitioner/ Mother, and
Vicente Lux Tzunux,
Respondent/Father
TO: Vicente Lux Tzunux
Unknown Address

You are notified that an action for dissolution of marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Law Offices of Juan J. Mendoza, LLC., whose address is 27299 Riverview Center Blvd., Suite 102, Bonita Springs, FL 34134, on or before June 30, 2025. You must file the original with the clerk of this court either before service on petitioner's attorney or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the petition.

1700 Monroe Street, Fort Myers, Florida 33901

05/19/2025

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: E. Bakelman

May 30; June 6, 13, 20, 2025 25-01937L

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 LEONI'S PIZZERIA located at 13750 FIDDLESTICKS BLVD STE 301 in the City of FT MYERS, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2025.
LEONIS PIZZERIA 4, LLC
THOMAS VENETIS

May 30, 2025 25-01928L

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 Tevao Creative located at 10951 Harmony Park Dr. in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of May, 2025.
I-PARTNER GROUP, INC
Mark Pace

May 30, 2025 25-01952L

FIRST INSERTION

Notice of Public Auction for monies due on storage units.

The auction will be held on JUNE 16, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

4340 Kernel Cir Fort Myers, FL 33916	Lee	
Breanna Davis	7041	$418.10
edward frederick themm	6003	$484.70
Arturo Gonzalez	7021	$767.60
11401 S. Cleveland Ave. Fort Myers, FL 33907	Lee	
Minerva Medina-Acevedo	B56	$466.31
Luis Laracuente	2000	$644.81
tyshon carpenter	1048	$279.71
Wilhelmina Benson	A29	$491.06
Jacqueline King	1026	$279.71
Marlon Baker	B49	$483.20
Luis Laracuente	1016	$593.56
4457 Kernel Cir Fort Myers, FL 33916	Lee	
Solomon Myers	1101	$587.21
Bonesha Fletcher	2081	$243.90
Charisse Edwards	1099	$611.06
timothy monroe	1115	$434.04
Oneika McClain	1144	$587.21
MELANIE Haddon	5049	$611.06
ARTHUR RUTHERFORD	4050	$510.28
Margaret Bishop	2118	$325.85
Ashley Bethune	2035	$571.85
Chasity Reineke	4038	$890.81
Arelis Cabello	2062	$710.21
FREEMAN JONES	1102	$614.06
16901 N. Cleveland Ave. North Fort Myers, FL 33903	Lee	
Dieubide Amady	2070	$995.75
COBEE LIPPINCOTT	3294	$321.95
ALICIA TALBOTT	1221	$395.81
christy strozier	3150	$612.90
Rickell Simmons	1248	$571.85
Marisa Rennie	1294	$939.50
TRINITY COLE	2171	$414.20
Stephen Robinson	1283	$231.04
Mary Lou Walsh	2142	$387.35
Mary Lou Walsh	2146	$444.30
Chris ortiz	1274	$292.54
joshua odom	1200	$767.60
DAVID WHITE	1050	$735.80
ERVIN GARCIA	1261	$848.60
ELI VANCE	1003	$1,431.35
Melody Tucker	2151	$1,145.80
Jane Marlor	1056	$735.80
Mary Lou Walsh	1184	$571.85
ANGELINA HOLBROOK	1316	$346.28
CHRISTOPHER PRICE	1180	$571.85
maria Gomez	1136	$663.92
Kerry Kendrick	1253	$848.60
non known customer	2248	$520.53
Brenda Hester	1062	$944.50

May 30; June 6, 2025 25-01923L

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 CAPE CORAL GEMS located at 211 Hancock Bridge Pkwy in the City of CAPE CORAL, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of May, 2025.
CORAL GEMS ATHLETICS, LLC

May 30, 2025 25-01949L

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 DISTRICT YSA located at 211 Hancock Bridge Pkwy in the City of CAPE CORAL, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of May, 2025.
CORAL GEMS ATHLETICS, LLC

May 30, 2025 25-01948L

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 Hadley located at 376 Penley Lake Circle 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 21st day of May, 2025.
Latigo Cape Coral, LLC

May 30, 2025 25-01927L

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 Taverna at the Forum located at 3240 Champion Ring Road in the City of Fort Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2025.
FT Myers TAV APTS, LLC

May 30, 2025 25-01926L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. June 19th, 2025 at 11:45AM.**

Derek Sherrill
Holiday decorations, boxes, totes, coolers, rolling tool chest

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 30; June 6, 2025 25-01924L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. June 19th, 2025 at 11:45AM.**

Derek Sherrill
Holiday Decorations, Shelves, Boxes, Bags, totes, Outside Garbage Bin, Handtruck

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 30; June 6, 2025 25-01925L

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 25th, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 1012– Tom Heim,
Items: bike, ladder, electronics, boxes, furniture, misc household items

May 30; June 6, 2025 25-01967L

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 FRANK CABRERA SUPERMARKET II located at 220 HOMESTEAD RD S #2 in the City of LEHIGH ACRES, Lee County, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2025.
SCHLEYDER CIFUENTES CORPORATION
May 30, 2025 25-01968L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001619
Division Probate
IN RE: ESTATE OF JULIE HELENE EISENBERG Deceased.

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

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

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 30, 2025

Personal Representative:
Melanie Fritz
415 Churchill Dr
Berwyn, Pennsylvania 19312
Attorney for Personal Representative:
Abagail M. Lyons
Attorney
Florida Bar Number: 1040206
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: abby.lyons@lyons-law.com
Secondary E-Mail:
amason@lyons-law.com
May 30; June 6, 2025 25-01970L

CHECK OUT YOUR LEGAL NOTICES
LV20890_V2
floridapublicnotices.com

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 Max Structures located at 1524 Gretchen Ave S in the City of Lehigh Acres, Lee County, FL 33973 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of May, 2025.
Máximo industries LLC
Eddy Jimenez
May 30, 2025 25-01958L

FIRST INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 25, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3158-Celia Amaral-Household items, file cabinet, vases, guitars
Unit 1043-Mayra Guerrero-Tools, cleaning supplies, gas can, suitcase, wheels, tires, household items
Unit 2101-Carolina Luna-Bed frame, mattress, headboard, kitchen chairs, dresser drawers
Unit 3198-Nicole Martin-Shelving, couches, recliner, fireplace, bed frame
Unit 2116-Kelley Nix-Printers, luggage, household items
Unit 3183-Margie Sykes-Exercise bike, dining room table and chairs, totes, dresser, household items

May 30; June 6, 2025 25-01951L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1549
Division Probate
IN RE: ESTATE OF JOHNATHAN D. LUCHENE Deceased.

The administration of the Estate of JOHNATHAN D. LUCHENE, deceased, whose date of death was April 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 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The 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.

The date of first publication of this notice is May 30, 2025.

Personal Representative:
KATHERINE E. LUCHENE GOLDMAN, a/k/a KATHERINE E. LUCHENE
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for Personal Representative:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135
8903343.1.docx 5/28/2025
May 30; June 6, 2025 25-01977L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-348
IN RE: ESTATE OF CELESTE MARIE FROST DECEASED.

The administration of the estate of Celeste M Frost, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. Fort Myers, FL. 3901. The name and address for the attorney of the estate 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF NOTICE.

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 30, 2025.

/s/ Cassidy B. Thomson
Cassidy B. Thomson, Esq
(FBN:1028248)
LCS LAW, LLC
5660 STRAND COURT #318
Naples, Florida 34110
Telephone: 239-231-8505
cassidy@lcsnaples.com
May 30; June 6, 2025 25-01934L

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-1420
In Re: ESTATE OF HOWELL QUINTARD HEATH, JR. Deceased.

The administration of the estate of HOWELL QUINTARD HEATH, JR., deceased, whose date of death was December 7, 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 30, 2025

Personal Representative:
MICHAEL B. HEATH
1431 Greenwood Ct.
Canton, GA, 30115
Attorney for Personal Representative:
Ryan M. O'Halloran, Esq.
Florida Bar No. 46238
O'Halloran Legal Group, PLLC
2080 McGregor Blvd., Suite 300
Fort Myers, FL 33901
Telephone: (239) 334-7212
Email:
Monica@ohalloranlegalgroup.com
Secondary:
Pat@ohalloranlegalgroup.com
May 30; June 6, 2025 25-01945L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003587
IN RE: ESTATE OF RICHARD G MANCE AKA RICHARD GRAHAM MANCE, Deceased.

The administration of the estate of RICHARD G MANCE AKA RICHARD GRAHAM MANCE, deceased, whose date of death was August 26, 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 SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication date of this notice is May 30, 2025.

Kevin Quinn
Personal Representative
8 Dartmouth Rd
Cranford, NJ 07016
Jennifer M. Tenney, Esq.
Attorney for Personal Representative
Fla Bar No. 0816191
Tenney Law, PLLC
1770 San Marco Rd., Suite 201
Marco Island, FL 34145
(239)610-1101
jtenney@tenneylawmarco.com
May 30; June 6, 2025 25-01933L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001286
IN RE: THE ESTATE OF: MARGARET F. WOODRING Deceased.

The administration of the estate of MARGARET F. WOODRING, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court of 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 the decedent's estate on whom a copy of this notice is required to be served, must file their claims with this Court WITHIN THE LATER OF THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOT WITHSTANDING 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 30, 2025.

Personal Representative:
Shelly Lynn Goodwin
2701 Alamosa Ct
Apopka, FL 32703
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
May 30; June 6, 2025 25-01940L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1481
Division Probate
IN RE: ESTATE OF PAMELA LEE SPANN A/K/A PAMELA L. SPANN Deceased.

The administration of the estate of Pamela Lee Spann a/k/a Pamela L. Spann, deceased, whose date of death was December 20, 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 representatives and the personal representatives' attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 30, 2025.

Personal Representatives:
Anna E. Spann n/k/a Anna Courtney
3606 Ocean View Avenue
Los Angeles, California 90066
Edward Roden
a/k/a Edward R. Spann
95 Pratt Road
Worcester, VT 05682
Attorney for Personal Representatives:
Douglas A. Dodson, II
Attorney
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
May 30; June 6, 2025 25-01935L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 25-CP-001494
DIVISION: CJIS 20
IN RE: ESTATE OF KYLE MARIE SEPERSKY, Deceased.

The administration of the Estate of KYLE MARIE SEPERSKY, deceased, whose date of death was on December 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, Case Number 25-CP-001494 the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The estate is testate. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is May 30, 2025.

/s/ Robert A. Sepersky
(Apr 22, 2025 14:37 EDT)
ROBERT A. SEPERSKY,
Personal Representative,
3511 Creekview Drive,
Bonita Springs, Florida 34134
/s/ Brad H. Milhauser
Brad H. Milhauser, Esq.
(brad@floridatrustlaw.com)
Florida Bar No.: 28146
Anna R. Lieberman, Esq.
(anna@floridatrustlaw.com)
Florida Bar No: 1048496
HUTH, PRATT & MILHAUSER, PLLC
Attorneys for the Personal Representative
2500 North Military Trail, Suite 460
Boca Raton, Florida 33431
Telephone: (561) 392-1800
Facsimile: (561) 392-3535
May 30; June 6, 2025 25-01939L

FIRST INSERTION

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING

TO: (See Exhibit A – Obligor)

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida has been instituted on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

Exhibit A

OBLIGOR: Linda Lee Beacham Bush as Trustee of the Linda Bush Living Trust dated August 2, 2016, 13650 FIDDLESTICKS BLVD, STE 202 PMB 370, Fort Myers, FL 33912; WEEK: 16; UNIT: 5380L; TYPE: Annual; TOTAL: $12,227.82; PER DIEM: $3.98; NOTICE DATE: May 13, 2025

OBLIGOR: Barbara G. Scholten, 592 APPLETREE COURT, Holland, MI 49423; WEEK: 36; UNIT: 5166; TYPE: Annual; TOTAL: $3,644.38; PER DIEM: $1.39; NOTICE DATE: May 13, 2025

OBLIGOR: R Sanchez Family LLC, an Arizona Limited Liability, 2030 W. BASELINE RD # 182, PMB 838, Phoenix, AZ 85041; WEEK: 29; UNIT: 5184; TYPE: Even; TOTAL: $3,243.44; PER DIEM: $1.13; NOTICE DATE: May 13, 2025

File Numbers: 25-005361, 25-005409, 25-005418

The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit APer Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Michael E. Carleton, Esq.
Valerie N Edgecombe, Esq.
Jordan A Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
May 30; June 6, 2025 25-01950L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002104
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIVIAN HILL, DECEASED, et al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIVIAN HILL, DECEASED,
whose last known residence is: 2997 PRICE AVE., FORT MYERS, FL 33916

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOTS 17 AND 18, BLOCK 8, OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) 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 filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 22nd day of May, 2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) BY: K. Harris
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
flmail@raslg.com
25-280608
May 30; June 6, 2025 25-01929L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005193
GREEN IDEA COMPANY, LLC,
Plaintiff, vs.
PI ESTATES LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT,
Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated March 28, 2025, and the Order Granting Motion to Reset Sale dated May 22, 2025, entered in Case No. 2024-CA-005193, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Green Idea Company, LLC is the Plaintiff and PI Estates, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on June 26, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOTS 2, 3, 4, 5 AND 6, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1, 2, 7 AND 8, BLOCK L, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PROPERTY ADDRESS: 6635 Pineland Road, Bokeelia, FL 33922 and 6783 Pineland Road, Bokeelia, FL 33922

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

DATE: 05/23/2025

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

May 30; June 6, 2025 25-01944L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION: Ft. Myers
CASE NO.: 25-CA-000713
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
COLE BENJAMIN PFAFF; RGSWFL LLC; SAMANTHA BERRY A/K/A SAMANTHA JEANELL BERRY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 26 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 6143, CAPE CORAL UNIT 98, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2612 NW 24TH TER, CAPE CORAL, FL 33993

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

Dated this day of 05/23/2025

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00135
May 30; June 6, 2025 25-01942L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-CA-001004
Division: Civil
Judge James R. Shenko
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida
Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Thomas William O'Hern, deceased, et al.
Defendants.

Notice is hereby given that on June 12, 2025 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5364, Week 50, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on May 21, 2025, in Civil Case No. 24-CA-001004, pending in the Circuit Court in Lee County, Florida.

DATED this 05/22/2025

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
LEE COUNTY, FLORIDA
(SEAL) By: N. Wright Angad
Deputy Clerk

THE MANLEY LAW FIRM LLC
P. O. Box 165028
Columbus, OH 43216-5028
AMPS@manleydeas.com
23-019507_MM2
RNOS
May 30; June 6, 2025 25-01938L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001834
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, VS.
HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; ROGER HEATH, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; ALEX W. GARRETT, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; WELLS FARGO BANK, N.A.; LEE COUNTY, FLORIDA; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).

To the following Defendant(s):
HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922
ROGER HEATH, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922
ALEX W. GARRETT, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922

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

LOT 9, BLOCK C, THE NESTINGS OF PINE ISLAND, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE(S) 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 10691 HABITAT TRL, BOKEELIA, FL 33922

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) 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 the seal of this Court this 22nd 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: (401) 262-2110
May 30; June 6, 2025 25-01931L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-CC-004939
CONDOMINIUMS AT BARLETTA ASSOCIATION, INC., a Florida not for profit Corporation,
Plaintiff, v.
MARIA EUGENIA SOISSA,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 05/08/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

UNIT 513, BUILDING 5, OF CONDOMINIUM III AT BARLETTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NO. 2005000069245, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION.

Commonly known as: 20020 Barletta Ln #513, Estero, FL 33928.

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 a.m. on June 12th, 2025.

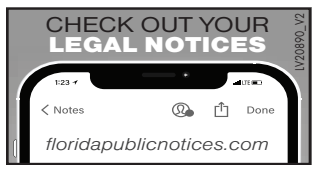
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

A copy of this notice shall be published in the Business Observer.

DATED this day of 05/23/2025,

Kevin C. Karnes
(SEAL) By: N. Wright Angad
Kevin C. Karnes, Clerk of Court

Leland Wilson, Esq-
leland@associationlegalservices.com,
paralegal@associationlegalservices.com
12600 World Plaza Lane, #63,
Fort Myers, FL 33907
May 30; June 6, 2025 25-01943L



FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002080
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECIL M. STOFFREGEN, II A/K/A CECIL MONROE STOFFREGEN, II, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECIL M. STOFFREGEN, II A/K/A CECIL MONROE STOFFREGEN, II
2512 SW 23RD AVENUE, CAPE CORAL, FL 33914

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

Lots 25 & 26, Block 5903, Unit 92, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 25, Page(s) 26 thru 34, inclusive, in the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22nd day of May, 2025.

KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K. Harris
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-01027
May 30; June 6, 2025 25-01930L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP001570
IN RE: ESTATE OF MARY JOAN SMALL A/K/A MARY JO SMALL
Deceased.

The administration of the estate of NOTICE TO CREDITORS, deceased, whose date of death was October 6, 2024, File Number 2025-CP001570 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 ancillary personal representative and the ancillary 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 30, 2025.

Signed on 5/7/2025

Tiffany Elie,
Ancillary Personal Representative

KENNETH J. CLARKSON
Florida Bar No. 70718
Taft, Stettinius & Hollister, LLP
Attorney for Petitioner
27777 Franklin Road, Ste. 2500
Southfield, MI 48034
(248) 351-3000
Designation of Email address for service:
kclarkson@taftlaw.com
May 30; June 6, 2025 25-01971L

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 36-2014-CA-052174
THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR3,
Plaintiff, vs.
CHARLES R. WAGNER AKA CHARLES E. WAGNER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 15, 2025, and entered in Case No. 36-2014-CA-052174 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR3 Mortgage Pass-Through Certificates Series 2006-AR3, is the Plaintiff and Charles Wagner, Sandra Wagner, Unknown Party #2, Unknown Party #1, 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 following described property as set forth in said Final Judgment of Foreclosure:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
SITUATED IN PINELAND, LEE COUNTY, STATE OF FLORIDA AND BEING DESCRIBED AS FOLLOWS:
GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST PINE ISLAND, LEE COUNTY, FLORIDA.
ALL OF GOVERNMENT LOT 3 IS A CONSERVATION EASEMENT EXCEPT FOR THE FOLLOWING:
A 40 FOOT ROADWAY BEING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE. CORNER OF SAID GOVERNMENT LOT 3; THENCE RUN S. 0 DEGREES 07 MINUTES 40 SECONDS W, ALONG THE EAST LINE OF SAID LOT 3 FOR 45.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE RUN S 40 DEGREES 45 MINUTES 57 SECONDS W. FOR 109.02 FEET; THENCE RUN S. 35 DEGREES 36 MINUTES 47 SECONDS W. FOR 119.77 FEET; THENCE RUN S. 2 DEGREES 25 MINUTES 55 SECONDS E. FOR 46.64 FEET TO REFERENCE POINT A BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.
ALSO EXCEPTING: A TRACT FOR BUILDING SITE DESCRIBED AS FOLLOWS:
BEGINNING AT REFERENCE POINT A DESCRIBED ABOVE; THENCE RUN S. 54 DEGREES 44 MINUTES 28 SECONDS E. FOR 46.88 FEET; THENCE RUN S 35 DEGREES 15 MINUTES 32 SECONDS W, FOR 60.68 FEET TO REFERENCE POINT B THENCE RUN S. 35 DEGREES 15 MINUTES 32 SECONDS W, FOR 52.32 FEET; THENCE RUN N. 54 DEGREES 44 MINUTES 28 SECONDS W, FOR 91.94 FEET; THENCE RUN N 35 DEGREES 15 MINUTES 32 SECONDS E. FOR 113.0 FEET; THENCE RUN S. 54 DEGREES 44 MINUTES 28 SECONDS E. FOR 45.03 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPTING: A TRACT FOR A BOARDWALK BEING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A REFERENCE POINT B DESCRIBED ABOVE; THENCE RUN S. 2 DEGREES 25 MINUTES 55 SECONDS E. FOR 54.18 FEET; THENCE RUN S 7 DEGREES 29 MINUTES 04 SECONDS W. FOR 123.19 FEET; THENCE RUN S. 3 SECONDS 18 MINUTES 02 SECONDS E. FOR 87.97 FEET; THENCE RUN S. 4 DEGREES 39 MINUTES 00 SECONDS W. FOR 36.00 FEET; THENCE RUN N. 88 DEGREES 45 MINUTES 45 SECONDS W. FOR 60.00 FEET THENCE RUN S. 18 DEGREES 48 MINUTES 04 SECONDS E. FOR 32.40 FEET; THENCE RUN S. 21 DEGREES 58 MINUTES 38 SECONDS E. FOR 18.71 FEET; THENCE RUN S 13 DEGREES 04 MINUTES 14 SECONDS E. FOR 19.95 FEET; THENCE RUN S 5 DEGREES 57 MINUTES 31 SECONDS W. FOR 27.66 FEET; THENCE RUN S. 33 DEGREES 52 MINUTES 15 SECONDS W. FOR 34.24 FEET; THENCE RUN S. 22 DEGREES 06 MINUTES 07 SECONDS FOR 9.90 FEET; THENCE RUN S. 18 DEGREES 06 MINUTES 11 SECONDS W. FOR 26.82 FEET; THENCE RUN S. 1 DEGREES 13 MINUTES 36 SECONDS W. FOR 21.16 FEET; THENCE RUN S. 32 DEGREES 50 MINUTES 38 SECONDS W. FOR 53.84 FEET; THENCE RUN S. 76 SECONDS 01 MINUTES 30 SECONDS E. FOR 31.06 FEET; THENCE 48 DEGREES 15 MINUTES 34 SECONDS E. FOR 30.33 FEET; THENCE RUN S. 42 DEGREES 15 MINUTES 22 SECONDS E. FOR 18.54 FEET; THENCE RUN S. 21 DEGREES 38 MINUTES 00 SECONDS E. FOR 44 FEET, MORE OR LESS TO THE WATERS OF PINE ISLAND SOUND AND THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.
A/K/A 7461 PINELAND RD, PINELAND, FL 33945

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 05/21/2025

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
CT - 14-162870
May 30; June 6, 2025 25-01932L

--- ACTIONS / SALES ---

FIRST INSERTION

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Southwest Waste Services, LLC, 12250 Professional Park Dr. Suite 11, Fort Myers, Florida 33913 to cease acceptance of Class III waste, demolish the existing facilities and leachate collection system and construct a new Sherbrooke sorting system for construction and demolition debris, establish groundwater monitoring, and renew the SWWS Mainline Recycling operating permit of a material recycling facility. The facility is located at latitude 26° 29' 51" N, longitude 81° 49' 24" W in Section 5, Township 46 South, Range 25 East, at 7940 Mainline Parkway, Fort Myers, Florida 33912. The Department has assigned permit file number 302818-009-SO/30 to the proposed project.

The intent to issue and application file are available for public inspection at https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/99189/facility!search or during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department's South District Office, 3301 Gun Club Road, MSC 7210-1, West Palm Beach, Florida 33406, at phone number (561)681-6600.

NOTICE OF RIGHTS

The Department will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the Department's agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

May 30, 2025 25-01957L

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE

Windward Passage Resort / Pursuant to Section 721.855, Florida Statutes, on June 27, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on July 30, 2021, in Instrument Number 2021000257937, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Windward Passage Resort, recorded in Official Records Book 1578, at Page 727, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: May 28, 2025

By: Harry Klausner, Esq., as Trustee

EXHIBIT "A" Legal Description of property being foreclosed and sold:

UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF WINDWARD PASSAGE RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1578, AT PAGE 727, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.

Owner(s)/Obligor(s)* / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address

Samuel K Ryals and Ginger M Ryals / Unit Number 12 Week Number(s) 15 & 52 / February 1, 2024 / 2025000102731 /$4,750.98 / $1.84 / 2334 Fieldstone Cir, Fairborn, OH 45324

Edward E Lynch and Elizabeth A Lynch / Unit Number 102 Week Number 31 and Unit Number 402 Week Number 49 / February 1, 2024 / 2025000102731 / $4,751.00 / $1.84 / 22 Navajo Rd, Hinella, NJ 08083

Thomas P Lahey and Michele R Lahey / Unit Number 13 Week Number 29 and Unit Number 305 Week Number 21 / February 1, 2024 / 2025000102731 / $4,751.00 / $1.84 / 722 Briarwood Dr, Justice, IL 60458

Francis C Allen and Willie C Allen / Unit Number 108 Week Number 32 / February 1, 2024 / 2025000102731 / $3,454.74 / $1.19 / 201 Lee Maddox Rd, Jackson, GA 30233-5825

Phyllis A Greenbough / Unit Number 302 Week Number 22 / February 1, 2024 / 2025000102731 / $3,454.74 / $1.19 / 1212 N Main St, Monticello, IN 47960-1521

*if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

May 30; June 6, 2025 25-01966L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024-CA-005219

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

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, the Order Granting Motion to Reset Sale dated April 3, 2025, and the Order Granting Motion to Reset Sale dated May 23, 2025, entered in Case No. 2024-CA-005219, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Ishan, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on June 26, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

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

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

PROPERTY ADDRESS: 6601 PINELAND ROAD, BOKEELIA, FL 33922

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

DATED: 05/27/2025

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

May 30; June 6, 2025 25-01955L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Windward Passage Resort / STATE OF FLORIDA, COUNTY OF LEE

Pursuant to Section 721.855, Florida Statutes, Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1578, at Page 727, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated: May 28, 2025

By: Harry Klausner, Esq., as Trusteee

EXHIBIT "A" - Legal Description of property being foreclosed:

UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF WINDWARD PASSAGE RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1578, AT PAGE 727, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.

Owner(s)/Obligor(s)*** / Unit/Week - Default Date - Instr # Lien - Lien Amount - Daily Per Diem of Lien Amount - Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Samuel K Ryals and Ginger M Ryals / Unit Number 12 Week Number(s) 15 & 52 - February 1, 2024 - 2025000102731 - $3,402.22 - $1.84 - $4,750.98 / 2334 Fieldstone Cir Fairborn OH 45324

Edward E Lynch and Elizabeth A Lynch / Unit Number 102 Week Number 31 and Unit Number 402 Week Number 49 - February 1, 2024 - 2025000102731 - $3,402.23 - $1.84 - $4,751.00 / 22 Navajo Rd Hinella NJ 08083

Thomas P Lahey and Michele R Lahey / Unit Number 13 Week Number 29 and Unit Number 305 Week Number 21 - February 1, 2024 - 2025000102731 - $3,402.23 - $1.84 - $4,751.00 / 722 Briarwood Dr Justice IL 60458

Francis C Allen and Willie C Allen / Unit Number 108 Week Number 32 - February 1, 2024 - 2025000102731 - $2,128.62 - $1.19 - $3,454.74 / 201 Lee Maddox Rd Jackson GA 30233-5825

Phyllis A Greenbough / Unit Number 302 Week Number 22 - February 1, 2024 - 2025000102731 - $2,128.62 - $1.19 - $3,454.74 / 1212 N Main St Monticello IN 47960-1521

***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

May 30; June 6, 2025 25-01965L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001441
IN RE: ESTATE OF LAWRENCE SHEPLEY HERMANN a/k/a L. SHEPLEY HERMANN
Deceased.

The administration of the estate of Lawrence Shepley Hermann a/k/a L. Shepley Hermann, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representatives:
Katherine H. Mawhiney
14 Willow Hill Road
St. Louis, Missouri 63124
Mary H. Pydo
W287N6268 Nestling Court
Hartland, WI 53029

Attorney for Personal Representatives:
CULLEN I. BOGGUS, Attorney
Florida Bar Number: 112393
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 282-9080
Fax: (813) 228-6739
E-Mail: CBoggus@gunster.com
Secondary E-Mail:
ndarcy@gunster.com
Secondary E-Mail:
eservice@gunster.com

May 30; June 6, 2025 25-01969L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001610
IN RE: ESTATE OF JAMES L. CHAMBERLIN
Deceased.

The administration of the estate of JAMES L. CHAMBERLIN, deceased, whose date of death was February 5, 2025 ; File Number 25-CP-001610, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 30, 2025.

DEBRA M. CHAMBERLIN
Personal Representative
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102

A. ERIC ANDERSON
Attorney for Personal Representative
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144

May 30; June 6, 2025 25-01972L

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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

24-CA-004353

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
JOHN TONGOL A/K/A JOHN N. TONGOL; NANCY TONGOL; 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 AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 27, 2025 in Civil Case No. 24-CA-004353, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JOHN TONGOL A/K/A JOHN N. TONGOL; NANCY TONGOL; 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 AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on June 26, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 6136, CAPE CORAL UNIT 98, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 107 THROUGH 121, INCLUSIVE, 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.

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

WITNESS my hand and the seal of the court on 05/27/2025,

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) N. Wright Angad
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2340B

May 30; June 6, 2025 25-01956L

--- PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE
AMENDED AMENITY POLICY AND FEES AND REGULAR BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a public hearing and a regular meeting at the following date, time and place:

Date & Time: **June 26, 2025, at 4:00 p.m.**
Location: **Babcock Ranch Field House Cafeteria**
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended Amenity Policy that sets fees and charges related to the use of the District's amenity facilities and services. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective administration of District construction, maintenance and operations within boundaries of the District. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 (**"District Manager's Office"**), during normal business hours. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on May 27, 2025 and May 28, 2025, respectively. The proposed rates, fees and charges are as follows:

Jack Peeples Community Park
Amenity Rental Fees – Community Park

Advance Reservation:	
District Residents	Available 2 weeks in advance
Non-Districts Residents	Available 1 week in advance
Reservations Close 5:00 p.m. day before play	All reservations and drop-in play start at the top of the hour for one (1) hour.

Pickle Ball Courts | Tennis Courts	
District Residents Advance Registration	$20 per court per hour
Non-District Residents Advance Registration	$30 per court per hour
Residents and Non-Residents "Drop Ins" - No Advance Registration	Free for 1 hour and continuous play if nobody is waiting or no other reservation(s)
Maximum Capacity	4 people per court

Bocce Court	
District Residents	$20 per court, per hour
Non-Districts Residents	$30 per court, per hour
Residents and Non-Residents "Drop Ins" - No Advance Registration	Free for 1 hour and continuous play if nobody is waiting or no other reservation(s)
Maximum Capacity	8 people per court

Bocce Ball Court Rental Tournament/Instruction	
Residents and Non-Residents	$150 per day $90 per four hours

Tennis Court | Pickle Ball Tournament/Instruction	
Residents and Non-Residents	$150 per day (maximum 8 hours) $90 per four hours $70 per 2 hours $50 per hour

Basketball Court	
Residents and Non-Residents	$400 per day (maximum 8 hours) $200 per four hours $100 per 2 hours $50 per hour

Amenities beyond the rental period will result in an additional charge of $150.00 per hour.

ALL OTHER DISTRICT AMENITY FEES

Advance Reservation:	
District Residents	Available Six (6) Months in Advance
Non-Districts Residents	Available Four (4) Months in Advance
Non-Profit Groups (20% Rental Discount)	Available Three (3) Months in Advance

Shade Arbor Rental Fees (Non-Peak Hours)	
District Residents	$50 for up to four (4) hours
Non-District Residents	$100 for up to four (4) hours
Deposit*	$100
Maximum Capacity	50

Bandshell and Great Lawn	
Bandshell or Great Lawn is not available for rent.	N/A

Lake and Trail Rental Fees	
Maximum Fee	$3,000
Maximum Deposit	$2,000

Deposit*
*Refundable Deposits are required for all rentals. Deposits will be cashed and then returned within 30 days if no issues or damage are discovered post rental.

FIELDHOUSE FEES

Rental Rates	Resident Per Hour	Non-Resident Per Hour	Per Day (12 Hours)	Staffing Fee (Per Hour)
Entire Facility Capacity : 1,626	$325.00	$375.00	$3,750.00	$75.00
Championship Court	$175.00	$200.00	$2,000.00	$30.00
Cafe/Meeting Space	$50.00	$60.00	$600.00	$50.00
Sports Courts	$65.00 per court	$75.00 per court	$750.00 per court	$25.00
Performance Stage (Entire Facility)	$375.00	$400.00	$3,750.00	$75.00
Rehearsal Facility (Private - Entire Facility)	$375.00	$400.00	$3,750.00	$75.00
Rehearsal Stage (Stage and Court 3 Only)	$175.00	$200.00	$2,000.00	$30.00

****Deposit is 50% of total rental rate.**

SPORTS COMPLEX FEES

Rental Rates	Resident Rates Based on 90 Minutes	Non-Resident Rates Based on 90 Minutes
Football Field	$75	$150
Baseball Field	$50	$100
Softball Field	$50.00	$100
Soccer/Multipurpose Field	$50	$100
Skate Park	$40	$80

****Deposit is 50% of total rental rate.**

THE PKWY PARKS FEES

Private Shade Arbors(3) at Palmetto Park Rental Fees	
District Residents	$50 for up to four (4) hours
Non-District Residents	$100 for up to four (4) hours
Deposit	$100
Maximum Capacity	25 People
Residents and Non-Residents	$400 per day (maximum 8 hours) $200 per four hours $100 per 2 hours $50 per hour

Bark Park	
Memorial Plates	$50 per plate

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the meeting and public hearing by telephone. Any person requiring special accommodations at the hearing 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 at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving.com/153/Independent-Special-District.

Craig Wrathell, District Manager
May 30, 2025 25-01964L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005197
MATHON INVESTMENTS CORPORATION,
Plaintiff, vs.
PI GARUDA LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT; LKM INVESTMENTS, LLC; LEE COUNTY, FLORIDA,
Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, the Order Granting Motion to Reset Sale dated April 1, 2025, and the Order Granting Motion to Reset Sale dated May 23, 2025, entered in Case No. 2024-CA-005197, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Garuda, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; Lee County, Florida; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on June 26, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

A tract or parcel of land lying in part of Lots 1, 2, 6 and all of Lot 7, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows:

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

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

AND

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

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

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

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

PROPERTY ADDRESS: 13100 LADA LANE, BOKEELIA, FL 33922

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

DATE: 05/27/2025

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

May 30; June 6, 2025 25-01954L

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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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-003518
LOANDEPOT.COM, LLC
Plaintiff(s), vs.
ANDREW WOLFF; JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 20, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

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

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

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

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

Padgett Law Group, Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-003073-1
May 30; June 6, 2025 25-01973L

FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) I, II AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-002455
Division: Civil
Judge Rachael Spring Loukonen
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida
Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.
Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED
96 GREENBRANCH ROAD
WEST SENECA, NY 14224
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;

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

Unit 5247, Week 5, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").
Contract No.: 09-1541

Unit 5247, Week 4, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").
Contract No.: 09-1542

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS, my hand and seal of this Court on the 28 day of May, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) By: K. Shoap
Deputy Clerk

JORDAN A. ZEPPETELLO,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-005779_MAG
May 30; June 6, 2025 25-01961L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005512
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3,
Plaintiff, v.
CHRISTOPHER M FISHER; UNKNOWN SPOUSE OF CHRISTOPHER M FISHER; JAMES M HIGGINS; UNKNOWN SPOUSE OF JAMES M HIGGINS; GOODLEAP, LLC; NEWSOUTH WINDOW SOLUTIONS, LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 6, 2025 entered in Civil Case No. 24-CA-005512 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3, Plaintiff and CHRISTOPHER M FISHER; UNKNOWN SPOUSE OF CHRISTOPHER M FISHER; JAMES M HIGGINS; GOODLEAP, LLC are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 10, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOTS 61 AND 62, BLOCK 811, CAPE CORAL UNIT 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1427 SE 8th Ave, Cape Coral, FL 33990

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

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.

05/28/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) E. Windler
DEPUTY CLERK OF COURT

Submitted By: Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 2390.000278
May 30; June 6, 2025 25-01974L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-001003
EF MORTGAGE LLC,
Plaintiff, v.
MAT & TOM REALTY LLC, a Florida Limited Liability Company; ANDRES GOMEZ, an Individual; RBI MORTGAGES LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

To the following Defendant(s):
MAT & TOM REALTY LLC, a Florida Limited Liability Company
9160 Forum Corporate Parkway, #350
Fort Myers, FL 33905

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

LOTS 28 AND 29, BLOCK 249, CAPE CORAL UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 7 THROUGH 18, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 4123 SE 3rd Ave, Cape Coral, FL 33904

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 the seal of this Court this 28 day of May, 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 30; June 6, 2025 25-01962L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-007573
ELLINGTON EMPIRE FUND LLC,
Plaintiff, v.
LEASE PURCHASE OHIO, LLC, an Ohio Limited Liability Company; DOUGLAS SHELTON, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 14, 2025 entered in Civil Case No. 24-CA-007573 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and LEASE PURCHASE OHIO, LLC, an Ohio Limited Liability Company; DOUGLAS SHELTON, an Individual are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 17, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT (S) 56 AND 57, BLOCK 1668, CAPE CORAL UNIT 64, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 82 THROUGH 95, INCLUSIVE, OFTHE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 5316 SW 8th Court, Cape Coral, FL 33914

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

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.

05/28/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) E. Windler
DEPUTY CLERK OF COURT

Submitted By: Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000233
May 30; June 6, 2025 25-01976L

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-011770
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT R. POWELL, DECEASED; MARITES B. POWELL; ROBERT W. ELLIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT R. POWELL, DECEASED; LAUREN KAY HAMBY; ROBERT JUSTIN POWELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROBERT W. ELLIS, AS SUCCESSOR TRUSTEE OF THE ROBERT R. POWELL REVOCABLE LIVING TRUST DATED FEBRUARY 19, 2016,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 23, 2025 and entered in Case No. 23-CA-011770, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT R. POWELL, DECEASED; MARITES B. POWELL; ROBERT W. ELLIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT R. POWELL, DECEASED; LAUREN KAY HAMBY; ROBERT JUSTIN POWELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROBERT W. ELLIS, AS SUCCESSOR TRUSTEE OF THE ROBERT R. POWELL REVOCABLE LIVING TRUST DATED FEBRUARY 19, 2016; 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 26, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 58 AND 59, BLOCK 432, CAPE CORAL SUBDIVISION, UNIT 15, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 69 THROUGH 75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this day of 05/28/2025.

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By E. Windler
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
File No.: 23-00989 NML
V6.20190626
May 30; June 6, 2025 25-01975L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2025-CA-001805
BRENDA AKIN,
Plaintiff, v.
WILLIAM BARRY, individually and as an heir or beneficiary of Anthony Barry, Sr., deceased; JACQUELINE BARRY, as an heir or beneficiary of Anthony Barry, Sr., deceased; ANTHONY JOHN BARRY, individually and as an heir or beneficiary of Anthony Barry, Sr., deceased; JOAN PORTER, as an heir or beneficiary of Anthony Barry, Sr., deceased; TAMMY HARRIS, as an heir or beneficiary of Anthony Barry, Sr., deceased; and the UNKNOWN HEIRS AND BENEFICIARIES OF ANTHONY BARRY, SR., deceased;
Defendants.

TO: DEFENDANTS, UNKNOWN HEIRS AND BENEFICIARIES OF ANTHONY BARRY, SR., deceased.

YOU ARE NOTIFIED that an action has been filed against you to quiet title to the following property located in Lee County, Florida:

Lot 40, Block 779, Unit 22 Cape Coral, according to the plat thereof as recorded in Plat Book 14, Pages 1 through 16, inclusive, of the Public Records of Lee County, Florida.

Together with a portion of Lot 41, Block 779, Unit 22 Cape Coral, according to plat thereof as recorded in Plat Book 14, Pages 1 through 16, inclusive, of the Public Records of Lee County, Florida, more fully described as follows:

Beginning at the common property line of Lots 40 and 41 at the Northeast right-of-way line of SE 12th Court; thence S. 45°00'00" W. for 0.16 feet along said right-of-way; thence N. 45°00'00" W., parallel with said common property line for 150 feet to the Southwest right-of-way line of a 20 foot alley; thence N. 45°00'00" E. along said Southwest right-of-way line for 0.16 feet to the said common property line of Lots 40 and 41; thence S. 45°00'00" E. along said common property line for 150 feet to the point of beginning.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 on or before July 07, 2025 and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS, my hand and seal of this Court on this 28 day of May, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: K. Shoap
Deputy Clerk

Plaintiffs' Attorney,
Jacqueline F. Perez, Esquire,
KHL LAW,
28100 U.S. Hwy. 19 North, Suite 104,
Clearwater, Florida 33761
May 30; June 6, 13, 20, 2025
25-01960L

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

--- 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-000992
EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, Plaintiff, vs.
GABRIELLE MONIQUE MILLS, AS TRUSTEE OF THE ROBERT STEVEN MILLS TRUST CREATED BY THE ANNA MILLS TRUST DATED NOVEMBER 9, 2012; ROBERT S. MILLS A/K/A ROBERT STEVEN MILLS; BELL VILLA PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION I; UNKNOWN TENANT IN POSSESSION II, if alive, and if dead, the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees other persons claiming by, through, under or against them, or any of them and all unknown persons, Defendants.

TO: ROBERT S. MILLS A/K/A ROBERT STEVEN MILLS

YOU ARE HEREBY NOTIFIED that an action of Mortgage Foreclosure in the Circuit Court in Lee County, Florida styled as Case No.: 25-CA-000992, EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, v. GABRIELLE MONIQUE MILLS, AS TRUSTEE OF THE ROBERT STEVEN MILLS TRUST CREATED BY THE ANNA MILLS TRUST DATED NOVEMBER 9, 2012, et. al., to the property described as:

Parcel 1:
LOT 117 OF BELL VILLA, AN UNRECORDED SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS:
A PARCEL OR TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE S89°44'31" E FOR 1498.1 FEET; THENCE N0°01'05" W FOR 392.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N0°01'05" W FOR 150 FEET; THENCE EAST FOR 361.88 FEET; THENCE S0°01'05" W FOR 150 FEET; THENCE WEST 361.69 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A 15 FOOT ROAD EASEMENT ALONG THE WESTERLY BOUNDARY THEREOF.
a/k/a 24898 Trost Boulevard, Bonita Springs, FL 34135

Parcel 2:
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF LEE, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:
A LOT OR PARCEL OF LAND LYING ON THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE SW CORNER OF SAID FRACTION OF A SECTION, RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30" EAST ALONG THE CENTERLINE OF A ROADWAY 50 FEET WIDE FOR 97.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 99.79 FEET FOR 73.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 95 FEET FOR 72.13 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 04' 20" WEST ALONG SAID CENTERLINE FOR 210 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF LANDS CONVEYING BY DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF THE PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING CONTINUE NORTH 0° 04' 20" WEST ALONG SAID CENTERLINE OF SAID ROADWAY FOR 100.00 FEET; THENCE RUN NORTH 89° 51' 30" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 175 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG WEST LINE OF SAID FRACTION OF A SECTION FOR 100.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 51' 30" EAST ALONG SAID NORTH LINE FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLEGROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY.
A LOT OR PARCEL OF LAND LYING IN THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE SW CORNER OF SAID FRACTION OF A SECTION RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30"' EAST ALONG THE CENTERLINE OF A ROADWAY 50 FEET WIDE FOR 97.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARE OF THE CURVE TO THE RIGHT OF RADIUS 99.79 FEET FOR 73.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 95 FEET FOR 72.13 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 04' 20" WEST ALONG SAID CENTERLINE FOR 310 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTHERLY AND NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARE OF A CURVE TO THE RIGHT OF RADIUS 51.08 FEET FOR 36.63 FEET; THENCE RUN NORTH 48° 59' 10" WEST FOR 25.0 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID ROADWAY; THENCE RUN NORTH 89° 51' 30" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 169 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG SAID WEST LINE OF SAID FRACTION FOR 50 FEET; THENCE RUN SOUTH 89° 51' 30" EAST FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLEGROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 1835 Magnolia Drive, North Fort Myers, FL 33917

has been filed by EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, Plaintiff, and you are required to serve a copy of your written defenses if any, to it on William S. Frazier, 1919-8 Blanding Boulevard, Jacksonville, Florida 32210, 904-384-1441 on or before 30 days from the date of this Notice, and file the original with the Clerk of this Court either before service on said Plaintiff or immediately thereafter; otherwise a default and judgment will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and the seal of this Court on this 28 day of May, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURTS
LEE COUNTY, FLORIDA
(SEAL) BY: K. Shoap
Deputy Clerk

William S. Frazier,
1919-8 Blanding Boulevard,
Jacksonville, Florida 32210,
904-384-1441
May 30; June 6, 2025 25-01963L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25-CC-1782
PARKWOOD VILLAS HOMEOWNERS ASSOCIATION, II, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
AYESHA ANWAR SHEIKH and UNKNOWN SPOUSE OF AYESHA ANWAR SHEIKH DEFENDANTS.

TO: Ayesha Anwar Sheikh
218 Oakmont Parkway
Lehigh Acres, FL 33936
Unknown Spouse of Ayesha Anwar Sheikh
218 Oakmont Parkway
Lehigh Acres, FL 33936

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

See attached Exhibit A
EXHIBIT A
Plaintiff: Parkwood Villas Homeowners Association, Inc.
Defendant/Property Owner: Ayesha Anwar Sheikh
THAT CERTAIN PROPERTY AS SET FORTH IN EXHIBIT "A", AS ATTACHED HERETO AND MADE A PART HEREOF, WHICH PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKWOOD VILLAS II, AS RECORDED AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1473, AT PAGE 353. SUBJECT ALSO TO RESERVATIONS AND EASEMENTS OF RECORD.
EXHIBIT 'A'
LEGAL DESCRIPTION
UNIT NO. 20
PARKWOOD VILLAS II
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SECTION 31 PROCEED SOUTH 00°-25'-25" EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET. THENCE CONTINUE NORTH 88°-44'-13" EAST FOR 2,106.15 FEET, THENCE NORTH 88°-44'-13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEDGEWOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT. THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22°-38'-10", A CHORD BEARING OF SOUTH 15°-25'08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TENGENCY, THENCE SOUTH 26°-44'-13" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET. A CENTRAL ANGLE OF 26°-23'-45", AND A CHORD DISTANCE OF 287.68 FEET, A DISTANCE OF 290.24 FEET, THENCE SOUTH 00°-20'-28" WEST A DISTANCE OF 63.00 FEET TO A POINT OF CURVATURE. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°-53'-09", FOR A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°-13'37" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGECREST STREET, A DISTANCE OF 29.26 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 670.66 FEET, A CENTRAL ANGLE OF 17°-44'-36", AND A CHORD DISTANCE OF 206.86 FEET, A DISTANCE OF 207.69 FEET TO A POINT OF TANGENCY. THENCE SOUTH 71°-29'-01" WEST A DISTANCE OF 135.14 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OAKMONT PARKWAY, THENCE NORTH 00°-20'-28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,015.38 FEET. A CENTRAL ANGLE OF 10°-24'-22", AND A CHORD DISTANCE OF 184.16 FEET, A DISTANCE OF 184.41 FEET, THENCE SOUTH 79°-15'-10" EAST A DISTANCE OF 109.39 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 23.03 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 86°-21'-31" EAST A DISTANCE OF 41.06 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 40.29 FEET. THENCE SOUTH 86°-21-31" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21-31" WEST A DISTANCE OF 20.12 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 8.94 FEET, THENCE NORTH 03°-38-29", WEST A DISTANCE OF 40.29 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS, ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com on or before 30 days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 05/28/2025.

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

BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
P19059/422199/26788204
May 30; June 6, 2025 25-01959L

Q&A
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.
LV18237_V34

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V15

Q&A

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.

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.

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.

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.

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

LV8237_V24

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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 property which is subject of this action.

YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Lee County, Florida has been filed against you:

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 described 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 extending the lot line between Lots 20 and 21 for 2.84 feet in the westerly 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 constructed 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 Defendant 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 Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at Lee County, Florida, this 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, 2025
25-01840L

SECOND 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, 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):
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 263, LAZY DAYS MOBILE VILLAGE, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1011, PAGE 1851 OF THE PUBLIC RECORDS OF LEE COUNTY, 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 Myers, 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 Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 16th day of 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 FC01 SUT
May 23, 30, 2025 25-01876L

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.

LV8237_V13

--- TAX DEEDS ---

SECOND 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.A480

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.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
25-01828L

SECOND 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.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
25-01827L

SECOND 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, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 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.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
25-01824L

--- ACTIONS / SALES ---

SECOND 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 assessments on the following real property located in Lee County, Florida:

Unit 304 of CENTRE COURT CONDOMINIUM I, a condominium, according to the Declaration 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 after 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, 2025 25-01861L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT 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 action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOTS 20 AND 21, BLOCK 5076, CAPE CORAL, UNIT 80, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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, 2025
25-01858L

SECOND 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 DERUITER
Defendant(s)

TO: UNKNOWN SPOUSE OF DONNIE W. DERUITER
Last Known Address: 410 Parkside Street, Lehigh Acres, FL 33936

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

LOT 14, BLOCK 18, UNIT 5, WILLOW LAKE ADDITION 1, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH 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 Deruiter. 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 binding 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, 2025 25-01842L

SECOND 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, Lehigh 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, 2025
25-01843L

SECOND 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 HIBISCUS POINTE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Fahimeh 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 Condominium, 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 accordance 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, 2025 25-01915L

SECOND 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, Miami, 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 immediately 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 consecutive 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, 2025
25-01857L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

SECOND 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 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 assessments on the following real property located in Lee County, Florida:

Unit 304 of CENTRE COURT CONDOMINIUM I, a condominium, according to the Declaration 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 after 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, 2025 25-01864L

--- PUBLIC SALES ---

SECOND 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. Gleenwood 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

SECOND 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 Jacsaint 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MICHAEL C. NOEL and JO-ANN GLORIA BARNES will, on June 4, 2025, at 10:00 a.m., at 25501 Trost Blvd., Lot #10-07, Bonita Springs, Lee County, Florida 34135; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 AMER MOBILE HOME, VIN: 1A9PM3524D1056221, TITLE NO.: 0020510898
and all other personal property located therein

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

SECOND 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 assessments on the following real property located in Lee County, Florida:

Unit 304 of CENTRE COURT CONDOMINIUM I, a condominium, according to the Declaration 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 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 after 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, 2025 25-01863L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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 pursuant to an Order or Summary Final 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 Financial LLC is Plaintiff and 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, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on 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 SUBDIVISION, UNIT 96, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 45 THROUGH 51, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED at Ft. Myers, Florida, on 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, 2025 25-01867L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-837
OLD BRIDGE VILLAGE CO-OP, INC., a Florida Not-For-Profit Corporation,
Plaintiff, -vs-
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA S. BOUWMAN, deceased, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, FLORIDA DEPARTMENT OF REVENUE and UNKNOWN PERSONS IN POSSESSION,
Defendants,

TO: Defendant, Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants Claiming By, Through, Under of Against, PATRICIA S. BOUWMAN, deceased

YOU ARE NOTIFIED that Plaintiff, Old Bridge Village Co-op, Inc. has filed an action seeking to eject you and quiet tile to real property identified as 5507 Port Road, North Fort Myers, Florida 33917, located in Lee County, Florida, and more particularly identified as follows:

Unit # 180 of OLD BRIDGE VILLAGE, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on July 12, 2002 in Official Records Bokk 03684, Page 4782, Public Records of Lee County, Florida; subject to: Mortgage encumbering the park in favor of BANK OF AMERICA, N.A., in the principal amount of TWENTY MILLION, SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($20,650,000.00) recorded July, 23, 2002 in Official Records Book 03691, Page 0813; and Collateral Assignment of Leases, Rents and Profits recorded July 23, 2002 in Official Records Book 03691, Page 0825; and the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838; all of the Public Records of Lee County, Florida; and the Articles of Incorporation, By-laws and Rules and Regulations of OLD BRIDGE VILLAGE CO-OP, INC.
upon which lies the following double-wide mobile home:
YEAR: 1976, MAKE: FREE, VIN NO. 0965175AJ and 0865175BJ

and on or before June 16, 2025, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS my hand and the seal of this Court on this 8th day of May, 2025.

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

Michael E. Schuchat, Esq.,
Lutz, Bobo & Telfair, P.A.
One Sarasota Tower
Two North Tamiami Trail, Fifth Floor
Sarasota, Florida 34236
T: (941) 951-1800 F: (941) 366-1603
meschuchat@lutzbobo.com;
arice@lutzbobo.com
May 16, 23, 30; Jun. 6, 2025
25-01770L

--- TAX DEEDS ---

SECOND INSERTION

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

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
25-01826L

SECOND INSERTION

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

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 SUBDIVISON 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
25-01830L

SECOND INSERTION

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

Tax Deed #:2025000118

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

Certificate Number: 18-031633 Year of Issuance 2018 Description of Property LOTS 12 AND 13, BLOCK 2003, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 14, PAGES 149 THROUGH 165, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-24-C1-02003.0120

Names in which assessed:
RC CASEY INC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-01825L

SECOND INSERTION

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

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
25-01834L

SECOND INSERTION

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

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
25-01832L

SECOND INSERTION

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

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 INLCUDING 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
25-01837L

SECOND INSERTION

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

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
25-01835L

SECOND INSERTION

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

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
25-01831L

SECOND INSERTION

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

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
25-01833L

SECOND INSERTION

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

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
25-01829L

SECOND INSERTION

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

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
25-01836L

--- ESTATE ---

SECOND INSERTION

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 Represenative:
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 25-01855L

SECOND INSERTION

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
ls/Paul H. Nemerow
PAUL H. NEMEROW
1818 Hancock Bridge Parkway
Cape Coral, Florida 33990

Attorney for Personal Representative:
ls/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 25-01869L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 362025CP001167A001CH
IN RE: ESTATE OF CHRISTINE M. BRADY Deceased.

The administration of the Estate of Christine M. Brady, Deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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:
WILLIAM NEIMANN
5644 Eichen Circle West
Fort Myers, Florida 33919

Attorney for Personal Represenative:
WILLIAM M. PEARSON, ESQ.
Florida Bar Number: 521949
Gunster, Yoakley & Stewart, P.A.
5551 Ridgewood Drive, Suite 501
Naples, Florida 34108
Telephone: (239) 514-1000
Fax: (239) 514-0377
E-Mail: wpearson@gunster.com
Secondary E-Mail:
eservice@gunster.com
ACTIVE:37449349.1
May 23, 30, 2025 25-01854L

Q&A
What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.
LV18237_V22

--- ESTATE ---

SECOND 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, 2025 25-01859L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-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, 2025 25-01849L

SECOND 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, 2025 25-01848L

SECOND 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 MACKEY 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, 2025 25-01901L

SECOND 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, 2025 25-01872L

SECOND 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, 2025 25-01909L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
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 unmatured, 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 unmatured, 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, 2025 25-01850L

SECOND 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.realforeclose.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, 2025 25-01844L

SECOND 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. BERNTSEN 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, 2025 25-01852L

SECOND 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, 2025 25-01853L

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

The administration of the estate of MYRON MITCHELL LOUDA, deceased, whose date of death was Decenber 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, 2025 25-01897L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CICRCUIT 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, 2025
25-01841L

--- ACTIONS / SALES ---

SECOND 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, devises, 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 SHAINA ELIZABETH SWETMAN and GRANT THOMAS SWETMAN is 510 SE 27th Terrace, Cape Coral, FL 33904 And whose current addresses are unknown.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property and located at 510 SE 27th Terrace, Cape Coral, FL 33904, and more fully described 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 attorney, whose address is Melville G. Brinson 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 immediately 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, 2025 25-01883L

SECOND 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 Dawson: 1521 Southwest 43rd Lane, Cape Coral, FL 33914
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT(S) 71 AND 72, BLOCK 3337, CAPE CORAL UNIT 65, A SUBDIVISION, ACCORDING 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 Coral, 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 Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 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 FC01 CXE
May 23, 30, 2025 25-01884L

SECOND 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 CAMBIRA, 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 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 13 AND 14, BLOCK 27, UNIT 9, 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 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before 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, 2025
25-01865L

SECOND 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. WILLIAMSON, 3277 Fox Chase Circle N #110, Palm Harbor, FL 34683, WILLIAM J. MOSHER, 1523 Aren Avenue, Clearwater, 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. 37 th Court, Miami, Florida 33054, KRISHEL 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, Naperville, 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 unknown 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 demand against the Defendant(s) in regards to the following described property in Lee County, Florida:

LOT 5, BLOCK 15, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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 THEREOF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
LOT 3, BLOCK 29, UNIT 5, REPLAT OF RESUBDIVISIÓN OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SECTION IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING 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 RESUBDIVISIÓN OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SECTION IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING 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, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
EAST ½ OF LOT 12, BLOCK 33, UNIT 9, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
LOT 9, BLOCK 2, UNIT 1, SECTION 16, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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, ACCORDING 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, ACCORDING 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 Plaintiff'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 consecutive 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, 2025
25-01882L

SECOND 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 action to quiet title on the following property in Lee County, Florida:

Lot 5, Block 15, Unit 12, COUNTRY CLUB ESTATES, SECTION 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, Lehigh Acres, FL 33936
(the "Property").

has been filed against you and you are required to serve a copy of your written 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 immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for 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 Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 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 Dorcey Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, Florida 33907
May 23, 30; Jun. 6, 13, 2025
25-01871L

THIRD 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 action 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 described 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 Condominium thereof recorded in Official Records Book 1831, Page 4635 of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney Scott Kuhn, Esq., 6720 Winkler Rd., Fort Myers, Fl, 33919, , on or before June 18, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 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
Service by Publication
IN THE COUNTY COURT OF THE TWENTHIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
SMALL CLAIMS
CASE NO. 25-SC-002348
Laura Herron
Plaintiff(s), vs.
Iles Time Aluminum, Inc.,
Defendant(s).

YOU ARE NOTIFIED that an action for: small claims has been filed against you and you are required to appear for a pre-trial conference on, July 09, 2025. If you fail to do so, a judgement may be entered against you. This hearing will be conducted remotely via the Zoom video conference application.

Please utilize the ZOOM platform link below. There are no fees for attending this court hearing via the Zoom platform. The Zoom platform allows individuals to appear via telephone, smartphone or computer even if they do not have an available camera. Please keep your microphone muted while you wait to be addressed. If you are able please "rename" your device on the Zoom link using your first and last name and/or firm name to facilitate the clerk locating your case faster.

ZOOM LINK:
Join Zoom Meeting
https://zoom.us/j/4090526226
Meeting ID: 409 052 6226

If you do not have internet connection available, you can also utilize the Zoom conference by dialing the phone number below. Please only join on one device.

PHONE LINK:
+17866351003,,4090526226#,,US (Miami)
+14703812552,,4060526226#,,US (Atlanta)

DATED on 05/12/2025.

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

May 16, 23, 30; Jun. 6, 2025
25-01804L

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 18-DR-2660
IN RE: THE MATTER OF:
LUIS AMILL-MARTINEZ
Petitioner, and
JULISSA MELENDEZ
Respondent.

TO: Luis Amill-Martinez (Petitioner/Father)
Last Known address: 3820 17th Street W., Lehigh Acres, FL 33971

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 responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Respondent's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before June 16, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

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

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

DATED this 7th day of May 2025.

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

May 9, 16, 23, 30, 2025 25-01759L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL 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.; Richard Magin; The Unknown Heirs, Devisees, 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 following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK 3, FIRST ANNEX 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, TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED 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, 2025 25-01889L

--- ACTIONS ---

FOURTH 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 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 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 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 30th, 2025.

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

May 9, 16, 23, 30, 2025 25-01742L

THIRD 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 Conveyance 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 relief 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA
CASE NO.: 25-CA-000801
MJCH ENTERPRISE LLC,
Plaintiff, v.
EARNEST EARHART, JR.,
Defendants.
TO: EARNEST EARHART, JR.
539 OSAGE AVE S
LEHIGH ACRES, FLORIDA 33974

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 1, BLOCK 30, UNIT 6, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 136, 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 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.

DATED this 12th 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 16, 23, 30; Jun. 6, 2025
25-01799L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001613
UTAKCAL, LLC,
Plaintiff, v.
ROGER FUI LAI,
Defendants.
TO: ROGER FUI LAI
PO BOX 73101
KOWLOON CENTRAL, HONG KONG

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 1, BLOCK 269, UNIT 68, MIRROR LAKES, SECTION 19, 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 27, PAGE 155, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before 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.

DATED this 12th 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 16, 23, 30; Jun. 6, 2025
25-01792L

SECOND 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 assessments on the following real property located in Lee County, Florida:

Unit 304 of CENTRE COURT CONDOMINIUM I, a condominium, according to the Declaration 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 after 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, 2025 25-01862L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001855
DENNIS L. MILLER,
Plaintiff, v.
F. AUGUST GOBA and G. H. GOBA,
Defendants.
TO: F. AUGUST GOBA
10 Mountbatten Drive Hamilton, Ontario L9C 3V3, Canada
G. H. GOBA
10 Mountbatten Drive Hamilton, Ontario L9C 3V3, Canada

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 5, BLOCK 71, UNIT 9, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 26 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 26, PAGE 135, 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 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.

DATED this 12th 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 16, 23, 30; Jun. 6, 2025
25-01791L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE No.: 25-CA-001087
HERITAGE ENTERPRISES FL LLC,
Plaintiff, vs.
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,

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

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

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 ").

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").

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 15, Page(s) 186 through 205, inclusive, of the Public Records of Lee County, Florida. a/k/a 1064 Barcelona St E, Lehigh Acres, FL 33974 ("Parcel 3").

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").

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").

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, whose address is 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.

DATED this 6th day of May 2025.

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

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

THIRD 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

This action was instituted in the Twentieth Judicial Circuit Court, Lee County, Florida, and is styled RE Solutions Group, LLC vs. Unknown Heirs and Beneficiaries of Linda Turner, deceased.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before June 17, 2025 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 05/08/2025

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 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
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 RODRIGUEZ, 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, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED
(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, CREDITORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974

YOU ARE NOTIFIED that an action 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. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF LEE - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001433
IN RE ESTATE OF ROBERT F. HEMPERLEY III Deceased.

The administration of the Estate of ROBERT F. HEMPERLEY III, deceased, whose date of death was January 17, 2024, is pending in the Circuit Court for Lee County Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, under File No.: 2025-CP-001433. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on May 23, 2025.

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

All other creditors of the decedent and other persons having claims or demands against 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. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Dated: May 15, 2025

Leigh A. Hemperly /s/
Leigh A. Hemperly,
Personal Representative
c/o Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
May 23, 30, 2025 25-01874L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-1546
Division: Probate
IN RE: ESTATE OF JULIA SMITH Deceased.

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

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

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

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

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

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

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

Personal Representative:
Jeffrey Cory
c/o Promise Fiduciary
16884 McGregor Blvd, #103
Fort Myers, Florida 33908
Attorney for Personal Representative:
Craig R. Hersch, Attorney
Florida Bar Number: 818720
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, 2025 25-01877L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-003789
Division: Probate
IN RE: ESTATE OF FREDRICK LEON CRAWFORD, SR., Deceased.

The administration of the Estate of Fredrick Leon Crawford, Sr., deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Deloris Crawford
2335 Towles Street
Fort Myers, FL 33916
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevinkyle@gskattorneys.com
01037388.DOCX/1
May 23, 30, 2025 25-01878L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1548
IN RE: ESTATE OF KATHLEEN F. MCGRATH Deceased.

The administration of the estate of Kathleen F. McGrath, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Robert R. McGrath
27259 Rue De Paix
Bonita Springs, FL 34135
Attorney for Personal Representative:
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
May 23, 30, 2025 25-01879L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001584
Division Probate
IN RE: ESTATE OF EDDIE KING SR. Deceased.

The administration of the estate of Eddie King Sr., deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe 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 23, 2025.

Personal Representative:
Diana King Clarke
1003 Edison Avenue
Lehigh Acres, Florida 33972
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 23, 30, 2025 25-01902L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001143
Division Probate
IN RE: ESTATE OF MARGARET R. MARRO Deceased.

The administration of the estate of Margaret R. Marro, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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:
Mara Leigh
3650 Bonita Beach Road 31
Bonita Springs, Florida 34134
Attorney for Personal Representative:
Abagail Mason Lyons
Attorney
Florida Bar Number: 1040206
Lyons & Lyons, PA.
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: abby.lyons@lyons-law.com
May 23, 30, 2025 25-01851L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001560
Division: Probate
IN RE: ESTATE OF BRIAN M. DURNO, Deceased.

The administration of the estate of Brian M. Durno, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative
Jessica Durno
6150 Astoria Ave.
Fort Myers, FL 33905
Attorney for Personal Representative:
Joe C. Cuffel
Attorney for Personal Representative:
Florida Bar Number: 1019964
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: joec@trustska.com
Secondary E-Mail:
bethm@trustska.com
May 23, 30, 2025 25-01868L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001412
Division Probate
IN RE: ESTATE OF LUIS ANTONIO FELICIANO, JR. Deceased.

The administration of the estate of Luis Antonio Feliciano, Jr., deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Luis Antonio Feliciano III
Luis Antonio Feliciano III
625 SE 3rd Terrace
North Fort Myers, Florida 33990
Attorney for Personal Representatives:
/s/ Kelly Fayer
Kelly L. Fayer, Esq., Attorney
Florida Bar Number: 0121126
Kelly L. Fayer, P.A.
12601 World Plaza Lane, Suite 2
Fort Myers, Florida 33907
Telephone: (239) 415-3434
Fax: (239) 433-3434
E-Mail: notice@fayerlaw.net
Secondary E-Mail:
service@lawsprt.com
May 23, 30, 2025 25-01860L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001402
IN RE: ESTATE OF CAROLYN J. GALLAGHER, Deceased.

The administration of the estate of CAROLYN J. GALLAGHER, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representatives:
CARRIE COUGHLIN
10 Washington Green #103
Walpole, MA 02032
BRENDON GALLAGHER
20769 Kaidon Lane
N. Fort Myers, FL 33917
Attorney for Personal Representatives:
Brett H. Sifrit
Attorney for Carrie Coughlin and Brendon Gallagher
Florida Bar Number: 105564
Farr Law
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jkrajec@farr.com and
probate@farr.com
May 23, 30, 2025 25-01893L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001113
Division: Probate
IN RE: ESTATE OF SHIRLEY WORKS NEVANS, Deceased.

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

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

The Personal 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

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

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

Personal Representatives:
Larry E. Works, Jr.
12 Wildwood Dr.
Palmyra, VA 22963
John W. Works
60 Burrell Rd.
Eustis, FL 32726
Attorney for Personal Representatives:
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: kevinkyle@gskattorneys.com
May 23, 30, 2025 25-01907L

--- ESTATE ---

SECOND INSERTION

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.

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.

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:
/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, 2025 25-01891L

SECOND INSERTION

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.

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.

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 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, 2025 25-01899L

SECOND INSERTION

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.

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.

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:
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, 2025 25-01895L

SECOND INSERTION

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.

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.

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:
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, 2025 25-01904L

SECOND INSERTION

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.

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.

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

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

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

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

The Personal Representative 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.

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

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, 2025 25-01892L

SECOND INSERTION

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.

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.

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:
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, 2025 25-01898L

SECOND INSERTION

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 REALESTATE 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, 2025 25-01890L

SECOND INSERTION

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, 2025 25-01845L

SECOND INSERTION

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.

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.

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.

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 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.

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:
JOHN M. WELLS
6 Curtis Road
Woburn, MA 01801
Attorney for Personal Representative:
DEAN, MEAD, EGERTON, BLOODWORTH, 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-Mai:
mtravis@deanmead.com
Phone: 239-544-3069
5595859.v1
May 23, 30, 2025 25-01873L

SECOND INSERTION

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.

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.

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:
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, 2025 25-01894L

--- ESTATE ---

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

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. 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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 PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED at Ft. Myers, Florida, on 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

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-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