

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 ALFA Recreational Vehicle bearing vehicle identification number 1AU-056029GA007324 and all personal items located inside the travel trailer. Last Tenant: Velda Swift and Velda M. Swift Trustee Living Trust. Sale to be held at: Woodsmoke Camping Resort, 19551 S. Tamiami Trail, Fort Myers, Florida 33908, 239-267-3456.

June 13, 20, 2025 25-02137L

FIRST INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION **22-CP-001988**

IN RE: The Estate of Sandra J Dennis

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$5,021.63 are being held for Cassandra J Ramos in the registry of the court, deposited per order dated 05/30/2025, IN RE: The Estate of Sandra J Dennis, deceased.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: June 04, 2025

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk

Jun. 13; Jul. 11, 2025 25-02109L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA GUARDIANSHIP ACTION **25-GA-000093**

IN RE: The Guardianship of Rosita Cope

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$3847.35 are being held for Patrick C Weber in the registry of the court, deposited per order dated 05/28/2025, IN RE: The Guardianship of Rosita Cope, the Ward.

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

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Karen Dix Deputy Clerk

June 13; July 11, 2025 25-02127L

FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA **Case No.: 25-DR-004060**

Luz M Alvarado, Petitioner, and George Alvarado, Respondent,

TO: George Alvarado

Address unknown, Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Luz M Alvarado, whose address is 3099 S Dixie HWY apt 301, West Palm Beach, FL 33405 on or before July 9, 2025, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 05/30/2025

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02152L

FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA **Case No.: 25-DR-004061**

Jesus Liriano, Petitioner, and Julia E Valentin Crespo, Respondent,

TO: Julia E Valentin Crespo

Address unknown, Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jesus Liriano, whose address is 3099 S Dixie Hwy apt 301, West Palm Beach, FL 33405 on or before July 9, 2025, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 05/30/2025

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02153L

FIRST INSERTION

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

Tax Deed #:2025000207

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02160 Year of Issuance 2023 Description of Property LOTS 26 AND 27, BLOCK 4077, UNIT 57, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C1-04077.0260

Names in which assessed: VANESSA VEYTIA

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02072L

FIRST INSERTION

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

Tax Deed #:2025000215

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-03136 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3949, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070

Names in which assessed: JULIAN GIRALDO

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02076L

FIRST INSERTION

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

Tax Deed #:2025000157

NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER 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: 23-03484 Year of Issuance 2023 Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460

Names in which assessed: JUDITH ELLENZ

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02078L

FIRST INSERTION

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

Tax Deed #:2025000199

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: 23-03446 Year of Issuance 2023 Description of Property LOTS 32, 33 AND 34, BLOCK 3208, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C3-03208.0320

Names in which assessed: ELIZABETH L JOHNSON, GREGORY L JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02077L

FIRST INSERTION

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

Tax Deed #:2025000222

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-04870 Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 2179, CAPE CORAL UNIT 33, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C1-02179.0400

Names in which assessed: LUIZ CHAVEZ

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02081L

FIRST INSERTION

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

Tax Deed #:2025000188

NOTICE IS HEREBY GIVEN that Day Star One 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: 23-19606 Year of Issuance 2023 Description of Property LOT 6, BLOCK 10, LEHIGH ACRES UNIT 2, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-27-02-00010.0060

Names in which assessed: BIG FLOOR 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02095L

FIRST INSERTION

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

Tax Deed #:2025000130

NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-04017 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-43-24-C3-05744.0110

Names in which assessed: LESLIE LEE COMA, RODOLFO ANTONIO COMA III

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02080L

FIRST INSERTION

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

Tax Deed #:2025000207

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02160 Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 4078, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C1-04078.0110

Names in which assessed: EDGAR VEYTIA

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02073L

FIRST INSERTION

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

Tax Deed #:2025000213

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02618 Year of Issuance 2023 Description of Property LOTS 96 AND 97, BLOCK 3753, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C3-03753.0960

Names in which assessed: J&C CONSTRUCTION LLC, JALA DEVELOPMENT 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02075L

FIRST INSERTION

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

Tax Deed #:2025000219

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: 23-03446 Year of Issuance 2023 Description of Property LOTS 32, 33 AND 34, BLOCK 3208, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C3-03208.0320

Names in which assessed: ELIZABETH L JOHNSON, GREGORY L JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02077L

FIRST INSERTION

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

Tax Deed #:2025000215

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-03136 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3949, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070

Names in which assessed: JULIAN GIRALDO

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02076L

FIRST INSERTION

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

Tax Deed #:2025000157

NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER 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: 23-03484 Year of Issuance 2023 Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460

Names in which assessed: JUDITH ELLENZ

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02078L

FIRST INSERTION

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

Tax Deed #:2025000199

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: 23-03446 Year of Issuance 2023 Description of Property LOTS 32, 33 AND 34, BLOCK 3208, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C3-03208.0320

Names in which assessed: ELIZABETH L JOHNSON, GREGORY L JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02077L

FIRST INSERTION

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

Tax Deed #:2025000222

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-04870 Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 2179, CAPE CORAL UNIT 33, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C1-02179.0400

Names in which assessed: LUIZ CHAVEZ

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02081L

FIRST INSERTION

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

Tax Deed #:2025000188

NOTICE IS HEREBY GIVEN that Day Star One 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: 23-19606 Year of Issuance 2023 Description of Property LOT 6, BLOCK 10, LEHIGH ACRES UNIT 2, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-27-02-00010.0060

Names in which assessed: BIG FLOOR 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02095L

FIRST INSERTION

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

Tax Deed #:2025000130

NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-04017 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-43-24-C3-05744.0110

Names in which assessed: LESLIE LEE COMA, RODOLFO ANTONIO COMA III

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02080L

FIRST INSERTION

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

Tax Deed #:2025000207

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02160 Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 4078, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C1-04078.0110

Names in which assessed: EDGAR VEYTIA

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02073L

FIRST INSERTION

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

Tax Deed #:2025000213

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02618 Year of Issuance 2023 Description of Property LOTS 96 AND 97, BLOCK 3753, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C3-03753.0960

Names in which assessed: J&C CONSTRUCTION LLC, JALA DEVELOPMENT 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02075L

FIRST INSERTION

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

Tax Deed #:2025000219

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: 23-03446 Year of Issuance 2023 Description of Property LOTS 32, 33 AND 34, BLOCK 3208, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C3-03208.0320

Names in which assessed: ELIZABETH L JOHNSON, GREGORY L JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02077L

FIRST INSERTION

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

Tax Deed #:2025000215

NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-03136 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3949, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070

Names in which assessed: JULIAN GIRALDO

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02076L

FIRST INSERTION

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

Tax Deed #:2025000157

NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER 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: 23-03484 Year of Issuance 2023 Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460

Names in which assessed: JUDITH ELLENZ

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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02078L

FIRST INSERTION

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

Tax Deed #:2025000199

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: 23-03446 Year of Issuance 2023 Description of Property LOTS 32, 33 AND 34, BLOCK 3208, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C3-03208.0320

Names in which assessed: ELIZABETH L JOHNSON, GREGORY L JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025 25-02077L

FIRST INSERTION

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

Tax Deed #:2025000222

NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s

TAX DEEDS

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000227 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-22219 Year of Issuance 2023 Description of Property LOT 10, BLOCK 93, UNIT 15, SECTION 36, 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 28, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00093.0100 Names in which assessed: RONALD D CASILLAS 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02101L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000223 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-08988 Year of Issuance 2023 Description of Property LOT 28, BLOCK C, VERANDAH UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000156524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-26-16-0000C.0280 Names in which assessed: EXECUTIVE FAVO LLC, EXECUTIVE FAVO, 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02088L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000205 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-13684 Year of Issuance 2023 Description of Property LOT 8, BLOCK 40, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 3, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0080 Names in which assessed: JENNIFER CUTTERIDGE, STEPHEN CUTTERIDGE 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02090L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000210 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-02302 Year of Issuance 2023 Description of Property LOT(S) 45 AND 46, BLOCK 4212, UNIT 60, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C3-04212.0450 Names in which assessed: MONTERUDAS PROPERTY HOLDINGS LLC, MONTERUDAS PROPERTY HOLDINGS, 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02074L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000190 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-20029 Year of Issuance 2023 Description of Property LOT 14, BLOCK 76, UNIT 14, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 146, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-14-00076.0140 Names in which assessed: PAMGHI AMERICANA 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02098L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000187 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-14465 Year of Issuance 2023 Description of Property LOT 8, BLOCK 296, UNIT 50, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-15-00296.0080 Names in which assessed: BIG FLOOR 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02091L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000212 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-08183 Year of Issuance 2023 Description of Property UNIT 9, BUILDING 2, COMMERCIAL PARK SQUARE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000088633, AND AS SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-58-00002.0009 Names in which assessed: DURDEN ENTERPRISES 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02087L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000245 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-21917 Year of Issuance 2023 Description of Property LOT 16, BLOCK 24, UNIT 6, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-06-00024.0160 Names in which assessed: NORTH URBAN GROUP 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02100L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000194 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-17179 Year of Issuance 2023 Description of Property LOT 14, BLOCK 43, UNIT 11, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-27-11-00043.0140 Names in which assessed: AB2 SERVICES INC, JAIRO AMBROCIO 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02093L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000244 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-21646 Year of Issuance 2023 Description of Property LOT 8, BLOCK 46, UNIT 16, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 26-45-27-16-00046.0080 Names in which assessed: BENJAMIN BERMAN, MIRIAM BERMAN 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02099L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000209 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-05226 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 3533, CAPE CORAL, UNIT 47, PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 112 TO 127, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-24-C1-03533.0350 Names in which assessed: MPJG GROUP III INC, MPJG GROUP III, 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02082L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000183 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-19969 Year of Issuance 2023 Description of Property LOT 1, BLOCK 56, UNIT 10, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 141, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00056.0010 Names in which assessed: JANDA PROJECTS 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02097L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000189 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-19690 Year of Issuance 2023 Description of Property LOTS 10, 11, 12, 13, AND 14, BLOCK 46, UNIT 8, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00046.0100 Names in which assessed: ESTATE OF ANTHONY DISORBO 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02096L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000221 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-05935 Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 5381, UNIT 89, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 149 TO 161, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-24-C4-05381.0080 Names in which assessed: LENNOX A SMITH, TASHA OSCEOLA 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02084L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000181 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-19566 Year of Issuance 2023 Description of Property LOT 10, BLOCK 88, UNIT 18, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 240, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-18-00088.0100 Names in which assessed: MANUEL PITA, MANUEL PITA LECA, MARIA AF LECA, MARIA LECA 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02094L |

| FIRST INSERTION |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000193 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: 23-03754 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT NO. 3, GRAND CAYMAN CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1686, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C3-03200.0030 Names in which assessed: TREASURE COAST INVESTMENT HOLDINGS 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02079L |

| FIRST INSERTION |
|---|
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000196 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: 23-07138 Year of Issuance 2023 Description of Property LOT 16, BLOCK 5, A. GORTON'S SUBDIVISION, PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-25-07-00005.0160 Names in which assessed: ESTATE OF BERNIA PHILLIPS, SHAD PHILLIPS, SUSAN CROWE 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02086L |

| FIRST INSERTION |
|---|
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025000214 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-13080 Year of Issuance 2023 Description of Property LOT 13, BLOCK 55, A REPLAT OF TRACT L, À UNITS 5, 6 & 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 207, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-05-00055.0130 Names in which assessed: OSNIEL GARCIA 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 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 |
| 25-02089L |

| --- TAX DEEDS --- | |
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| FIRST INSERTION | |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000200 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-05904 Year of Issuance 2023 Description of Property THE NORTH HALF (N 1/2) OF LOTS 1 & 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF LINHART AVENUE (50 FEET WIDE) N 90-∞00'00" E FOR 83.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG RIGHT-OFWAY LINE SOUTHWEST-ERLY 39.27 FEET ALONG | THE ARC OF A CURVE, CON-CAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CEN-TRAL ANGLE OF 90-∞00'00" AND BEING SUBTENDE BY A CHORD BEARING S 45-∞00'00" E FOR 35.36 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF A PRIVATE STREET NAMED "TRACT A" (RIGHT-OF-WAY VARYING IN WIDTH); THENCE CONTIN-UE ALONG SAID EASTERN RIGHT-OF-WAY S 00-∞00'00" W FOR 67.25 FEET; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY S 90-∞00'00" W FOR 108.33 FEET; THENCE N 00-∞00'00" E FOR 92.25 FEET TO A POINT OF BE-GINNING. LESS AND EXCEPT THE NORTH 5.00 FEET OF LOT 2 THEREOF Strap Num-ber 26-44-24-P2-00601.0010 Names in which assessed: DONNA MARIE GONZALEZ, MARK A NESTOR, MARK NESTOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 13, 20, 27; Jul. 4, 2025 25-02083L |

| FIRST INSERTION | |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 362025CP001589A001CH IN RE: THE ESTATE OF EUGENE JOHN RINALDI, Deceased. The Administration of the Estate of EUGENE JOHN RINALDI, Deceased, known as File Number 362025CP001589A001CH is pending in the Probate Division of the Circuit Court of the 20thth Judicial Circuit Court in and for Lee County, Florida, Probate Division, which is located at 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 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 June 13, 2025. Mark Jon Rinaldi Mark Jon Rinaldi Personal Representative 62 Everett Ave, South Portland, ME 04106 Thomas H. Dougherty, P.A. By: Thomas H. Dougherty Thomas H. Dougherty Florida Bar No. 957630 Attorneys for Personal Representative P.O. Box 30056 Palm Beach Gardens, FL 33420-0056 (561) 842-9707 June 13, 20, 2025 25-02158L |

| FIRST INSERTION | |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000175 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-17133 Year of Issuance 2023 Description of Property LOT 11, BLOCK 1, UNIT 1, SECTION 27, TOWN- SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 27-44-27-01-00001.0110 Names in which assessed: ESTATE OF LYDIA DUVELLA, GABRIEL DUVELLA, LYDIA DUVELLA, THE ESTATE OF LYDIA MAY DUVELLA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 13, 20, 27; Jul. 4, 2025 25-02092L | |

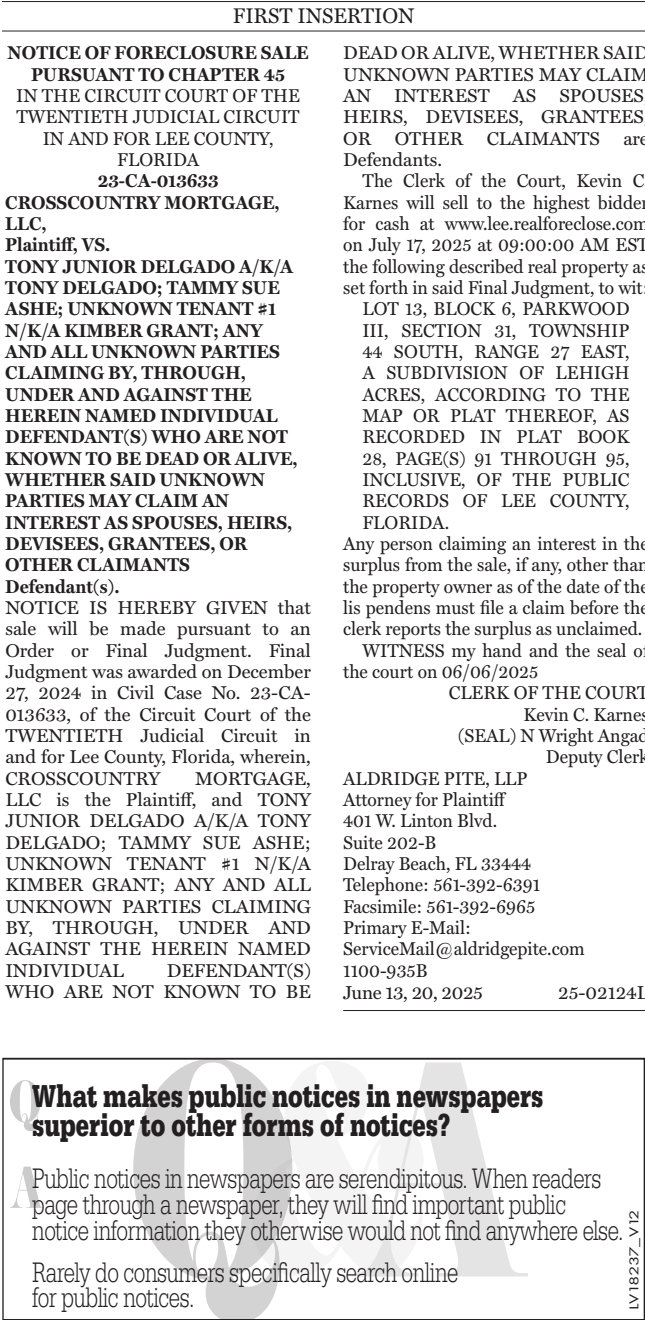
PUBLISH YOUR LEGAL NOTICE
Email: legal@businessobserverfl.com
OR PUBLISH IN THE LEE COUNTY BUSINESS OBSERVER



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| FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001579 IN RE: ESTATE OF CAROLE JANICE KREUZ, 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 CAROLE JAN- ICE KREUZ, deceased, File Number 25-CP-001579; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901; that the decedent's date of death was December 25, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Creditors: NONE Beneficiaries: Address STEVEN KREUZ 1715 NW 26th St. Cape Coral, FL 33993 CHRISTINE KREUZ 3328 N. Key Drive Apt. No. 4 North Fort Myers, FL 33903 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 13, 2025. Person Giving Notice: STEVEN KREUZ Petitioner 1715 NW 26th St. Cape Coral, FL 33993 Attorney for Person Giving Notice: Ashley G. Friedrich Attorney for Petitioner Email: afriedrich@hnh-law.com Florida Bar No. 1007955 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 June 13, 20, 2025 25-02110L | |
| FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001474 Division P(5) IN RE: ESTATE OF DAVID E. GOLDNER, Deceased. The administration of the estate of DA- VID E. GOLDNER, deceased, whose date of death was March 30, 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 represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 13, 2025. KAREN L. GOLDNER Personal Representative 9180 Cherry Hill Court Fort Myers, Florida 34238 Jeremy P. Gerch, Esq. Attorney for Personal Representative Florida Bar No. 124108 Dentons Bingham Greenebaum LLP 3500 PNC Tower 101 S. Fifth Street Louisville, Kentucky 40202 Telephone: (502) 587-3533 Email: jeremy.gerch@dentons.com Secondary Email: john.lueken@dentons.com June 13, 20, 2025 25-02113L | |
| FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1493 IN RE: ESTATE OF ROSEPHA MUSAC, Deceased. The administration of the estate of ROSEPHA MUSAC, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: June 13, 2025. Signed on this 10th day of June, 2025. MARIE ESTENSILS Personal Representative 2619 14th Street SW Lehigh Acres, FL 33976 Nicole R. Cook, Esq. Attorney for Personal Representative Florida Bar No. 124945 SIMMONS & COOK, PLLC 2080 McGregor Blvd., Suite 101 Fort Myers, FL 33901 Telephone: (239) 204-9376 Email: Nicole@lawswfl.com Secondary Email: Victoria@lawswfl.com June 13, 20, 2025 25-02126L | |
| FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-1773 Division: Probate IN RE: THE ESTATE OF HOWARD J. ALLEN, Deceased. The Estate of HOWARD J. ALLEN, de- ceased, whose date of death was Janu- ary 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-1773, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort My- ers, Florida 33901. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is June 13, 2025. All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this no- tice. A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. Personal Representative: Howard S. Allan 3092 Colony Court Wall, NJ 07719 Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us June 13, 20, 2025 25-02160L | |

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| FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001508 IN RE: ESTATE OF JOHN CHARLES MOULDER, Deceased. The administration of the estate of JOHN CHARLES MOULDER, de- ceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the curator and the curator'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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A Personal Representative or cura- tor has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 13, 2025. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 13, 20, 2025 25-02147L | |
| 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 23-CA-013633 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, VS. TONY JUNIOR DELGADO A/K/A TONY DELGADO; TAMMY SUE ASHE; UNKNOWN TENANT #1 N/K/A KIMBER GRANT; 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 December 27, 2024 in Civil Case No. 23-CA- 013633, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and TONY JUNIOR DELGADO A/K/A TONY DELGADO; TAMMY SUE ASHE; UNKNOWN TENANT #1 N/K/A KIMBER GRANT; 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 July 17, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 6, PARKWOOD III, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 91 THROUGH 95, 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. WITNESS my hand and the seal of the court on 06/06/2025 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 1100-935B June 13, 20, 2025 25-02124L |

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.



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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0001723 Division Probate IN RE: ESTATE OF STEPHEN MARK DAVIS Deceased. The administration of the estate of Stephen Mark Davis, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 June 13, 2025. Personal Representative: /s/ Keith Davis Keith E. Davis 3097 Swansea Crescent West Allison Park, Pennsylvania 15101 Attorney for Personal Representative: /s/ Carl B. Zacharia Carl B. Zacharia, Attorney Florida Bar Number: 50784 26811 South Bay Drive, Suite 270 Bonita Springs, FL 34134 Telephone: (239) 345-4545 Fax: (724) 942-6202 E-Mail: czacharia@zacbrownlaw.com June 13, 20, 202525-02112L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001514 IN RE: ESTATE OF MICHAEL BROWN, Deceased. The administration of the Estate of Michael Brown, deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin L. 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. That 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 732.221, Florida Statutes. 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 first date of publication is June 13, 2025. Personal Representative: Mary Patton 1257 Wells Street Valparaiso, Indiana 46385 Attorney for Personal Representative: Brice Zoecklein, Esq. brice@zoeckleinlawpa.com Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 June 13, 20, 202525-02117L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001303 Division Probate IN RE: ESTATE OF GEORGE MICHAEL SEARS a/k/a G. MICHAEL SEARS a/k/a G.M. SEARS Deceased. The administration of the estate of GEORGE MICHAEL SEARS a/k/a G. MICHAEL SEARS a/k/a G.M. SEARS, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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. 732.221, 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 June 13, 2025. Personal Representative: MICHAEL H. SEARS 24700 Showbarn Circle Damascus, Maryland 20872 Attorney for Personal Representative: GEORGE B. KOZOL, ESQ. Attorney for Personal Representative Florida Bar Number: 270751 Kozol Asset Protection 23150 Fashion Drive, Ste 231 Estero, Florida 33928-2568 Telephone: (239) 266-5671 E-Mail: george@kozolassetprotection.com June 13, 20, 202525-02139L |

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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1690 Division Probate IN RE: ESTATE OF BARBARA H. PETERSON Deceased. The administration of the estate of Barbara H. Peterson, deceased, whose date of death was March 16, 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 |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-1400 Probate Division IN RE: ESTATE OF RICHARD TYLER WEBB, Deceased. The administration of the estate of RICHARD TYLER WEBB, deceased, whose date of death was March 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, Case No.: 2025-CP-1400, and the address of which is: Lee Clerk of Court, Probate Division, 1700 Monroe St., Fort Myers, FL 33901. The decedent died with a will dated January 4, 2025 which was filed with the court. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NORTHWITHSTANDING 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: June 13, 2025. Co-Personal Representatives: Joseph Thomas Webb 28711 Sweet Bay Ln. Bonita Springs, FL 34135 Richard Patrick Webb 408 Center St. West Portsmouth, OH 45663 Co-Personal Representatives' Attorney: THE DONNELLY LAW FIRM, PLLC By: /s/ Bradley S. Donnelly Bradley S. Donnelly, Esq. Florida Bar No.: 530239 5633 Strand Blvd., Suite 316 Naples, Florida 34110 (239) 307-6956 (t.) (239) 307-6949 (f.) Email: Brad@TheDonnellyLaw.com 2d Email: TheDonnellyLaw@comcast.net June 13, 20, 202525-02140L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-1698 IN RE: THE ESTATE OF SHIRLEYANN TIETZE Deceased. The administration of the estate of SHIRLEYANN TIETZE, deceased, whose date of death was April 5, 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 Representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. 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 June 13, 2025. Personal Representative: RENEE L. FLETCHER 6221 Arendt Road Peck, MI 48466 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 115708 Email: pcourville@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433 June 13, 20, 202525-02133L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001707 IN RE: ESTATE OF ANTONIO F. PEREGRIN a/k/a ANTHONY PEREGRIN Deceased. The administration of the estate of Antonio F. Peregrin a/k/a Anthony Peregrin, 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 2075 Dr. Martin Luther King, Jr. Blvd., 2nd Floor, 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. 732.221, 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 June 13, 2025. Personal Representative: Karen Wilson 178 Pocconock Trail New Cannan, CT 06840 Attorney for Personal Representative: Jennifer J. Hammond, Esq. Attorney Florida Bar Number: 121531 SCHOENFELD KYLE & |

| FIRST INSERTION | |
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| THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. | must be filed with the clerk. |
| 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 | 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 |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001310 Division Probate IN RE: ESTATE OF JOHN JOSEPH RUIZ Deceased. The administration of the estate of JOHN JOSEPH RUIZ, deceased, whose date of death was February 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 13, 2025. Personal Representative: CAMERON RUIZ 2911 N. Wolcott Avenue, F Chicago, IL 60657 Attorney for Personal Representative: GREGORY J NUSSBICKEL Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239)900-9455 E-Mail Addresses: greg@will.estate christine@will.estate June 13, 20, 202525-02130L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001707 IN RE: ESTATE OF ANTONIO F. PEREGRIN a/k/a ANTHONY PEREGRIN Deceased. The administration of the estate of Antonio F. Peregrin a/k/a Anthony Peregrin, 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 2075 Dr. Martin Luther King, Jr. Blvd., 2nd Floor, 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. 732.221, 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 June 13, 2025. Personal Representative: Anthony T. Peregrin 761 Raonoke Avenue Cuyahoga Falls, New York 44221 Attorney for Personal Representative: WILLIAM M. PEARSON Attorney Florida Bar Number: 0521949 GUNSTER, YOAKLEY & STEWART 5551 Ridgewood Blvd., Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Fax: (239) 594-7313 E-Mail: wpearson@gunster.com Secondary E-Mail: amendez@gunster.com Secondary E-Mail: eservice@gunster.com ACTIVE:35982969.1 June 13, 20, 202525-02132L |

| FIRST INSERTION |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001707 IN RE: ESTATE OF ANTONIO F. PEREGRIN a/k/a ANTHONY PEREGRIN Deceased. The administration of the estate of Antonio F. Peregrin a/k/a Anthony Peregrin, 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 2075 Dr. Martin Luther King, Jr. Blvd., 2nd Floor, 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. 732.221, 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 June 13, 2025. Personal Representative: Karen Wilson 178 Pocconock Trail New Cannan, CT 06840 Attorney for Personal Representative: Jennifer J. Hammond, Esq. Attorney Florida Bar Number: 121531 SCHOENFELD KYLE & |

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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1690 Division Probate IN RE: ESTATE OF BARBARA H. PETERSON Deceased. The administration of the estate of Barbara H. Peterson, deceased, whose date of death was March 16, 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 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 |
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| ASSOCIATES LLP 1380 Royal Palm Square, Fort Myers, FL 33919 Telephone: (239) 936-7200/ Fax: (239) 936-7997 E-Mail: jenniferh@trustska.com Secondary E-Mail: carolg@trustska.com 01069242.DOCX/1 June 13, 20, 202525-02148L |
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ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1703
Division: Probate
IN RE: ESTATE OF ELIZABETH B. NORDIN
Deceased.

The administration of the estate of Elizabeth B. Nordin, deceased, whose date of death was April 8, 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 June 13, 2025.

Personal Representative:
Jeffrey G. Cory
c/o Promise Fiduciary
16884 McGregor Blvd, #103
Fort Myers, Florida 33908
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
June 13, 20, 202525-02136L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001535
Division: Probate
IN RE: ESTATE OF GEORGE FRANK KARAS
Deceased.

The administration of the estate of George Frank Karas, deceased, whose date of death was February 25, 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 June 13, 2025.

Personal Representative:
John George Karas
12528 Wildcat Cove Cir
Estero, Florida 33928
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
June 13, 20, 202525-02138L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1767
Division: Probate
IN RE: ESTATE OF MATTHEW STEVEN NAPIER
Deceased.

The administration of the estate of Matthew Steven Napier, deceased, whose date of death was April 4, 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 June 13, 2025.

Personal Representative:
Karen Utz
2888 Royal Gardens Avenue
Fort Myers, Florida 33916
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
June 13, 20, 202525-02150L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001805
Division: Probate
IN RE: ESTATE OF GUY EDWARD KASTEN
Deceased.

The administration of the estate of Guy Edward Kasten, deceased, whose date of death was March 4, 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 June 13, 2025.

Personal Representative:
Edward D. Kasten
415 Caviller Court
North Fort Myers, Florida 33917
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
June 13, 20, 202525-02144L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1616
IN RE: ESTATE OF HAL D. TRAY,
Deceased.

The administration of the Estate of HAL D. TRAY, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court 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 June 13, 2025.

The Co-Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Co-Personal Representatives:
DENISE E. ROSSON
c/o Cummings & Lockwood, LLC
FINEMARK NATIONAL BANK & TRUST
8695 College Parkway, Suite 100
Fort Myers, FL 33919
Attorney for the Co-Personal Representatives:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
8887545.1.docx 6/10/2025
June 13, 20, 202525-02159L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1712
IN RE: ESTATE OF DEIRDRE B. O'DONNELL
Deceased.

The administration of the estate of Deirdre B. O'Donnell, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 June 13, 2025.

Personal Representative:
Kevin T. O'Donnell
1870 Dixie Beach Blvd.
Sanibel, Florida 33957

Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Law Office of Janet M. Strickland, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
jms3@sanibellaw.net
June 13, 20, 202525-02142L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-CP-001704
Division: PROBATE
IN RE: ESTATE OF DANILO ALEXANDER SAEZ ROJAS a/k/a DANILO A. SAEZ
Deceased.

The Administration of the Estate of DANILO ALEXANDER SAEZ ROJAS a/k/a DANILO A. SAEZ ROJAS, Deceased, Case No. 25-CP-001704, is pending in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Probate Division, the address of which is the Clerk of the Court, Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The personal representative of curator has no duty to discover whether any property held at the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or beneficiary as specified under s. 732.221.

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:
JACQUELINE MONTECINOS ARAYA
14608 Monrovia Lane
Fort Myers, Florida 33905
Attorney for Personal Representative:
Christopher E. Mast, P.A.
By: /s/Christopher E. Mast
Christopher E. Mast, Esquire
Florida Bar No: 0858412
1059 5th Avenue North
Naples, Florida 34012-5818
239/434-5922
chris@christophermastlaw.com
www.christophermastlaw.com
June 13, 20, 202525-02141L

FIRST 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-001728
Division: Probate
IN RE: ESTATE OF ANTHONY A. RUSSO,
Deceased.

The administration of the Estate of ANTHONY A. RUSSO, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 Fla. Stat. § 732.216-

732.228 applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211.

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 FLA. STAT. § 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 June 13, 2025.

Personal Representative:
ANTHONY J. RUSSO
21341 Hidden Pond Place
Ashburn, Virginia 20148
Attorney for Personal Representative:
WILLIAM M. PEARSON, ESQUIRE
Florida Bar Number: 0521949
Gunster, Yoakley & Stewart, P.A.
5551 Ridgewood Drive, Suite 501
Naples, Florida 34108
Telephone: (239) 514-1000
Fax: (239) 594-7313
E-Mail: wpearson@gunster.com
Secondary E-Mail:
eservice@gunster.com
Secondary E-Mail:
amendez@gunster.com
ACTIVE:37523868.1
June 13, 20, 202525-02143L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001748
IN RE: ESTATE OF DOMENICA M. CRAIG
Deceased.

The administration of the estate of DOMENICA M. CRAIG, deceased, whose date of death was April 4, 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 June 13, 2025.

Personal Representative:
FINEMARK NATIONAL BANK & TRUST
800 Laurel Oak Drive, Suite 101
Naples, Florida 34108
By: JOSEPH L. CHARLES
Its: Senior Vice President
Attorney for Personal Representative:
Mark R. Klym, Attorney
Florida Bar Number: 49003
Hahn Loeser & Parks, LLP
5811 Pelican Bay Blvd, Suite 650
Naples, Florida 34108
Telephone: (239) 552-2960
Fax: (239) 592-7716
E-Mail: mklym@hahnlaw.com
Secondary E-Mail:
cpiglia@hahnlaw.com
18640160.1
June 13, 20, 202525-02151L

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 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_V28

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-000368
LAKE MICHIGAN CREDIT UNION,
Plaintiff, vs.
NICOLE A. SACCOMAN AKA NICOLE SACCOMAN, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2025, and entered in Case No. 2023-CA-000368 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Lake Michigan Credit Union, is the Plaintiff and Nicole A. Saccoman aka Nicole Saccoman; Maranda M. Saccoman; Solar Mosaic LLC; 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 17th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure:
LOT (S) 44 AND 45, BLOCK 1503, CAPE CORAL, UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 23 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 106 NE 17TH AVE CAPE CORAL FL 33909
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 06/05/2025

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

CT- 24-035431

June 13, 20, 2025

25-02106L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 20-CA-005572
MTGLQ INVESTORS, L.P.,
Plaintiff, v.
DOUGLAS SPIEGEL; HEATHER SPIEGEL; UNKNOWN SPOUSE OF DOUGLAS SPIEGEL; UNKNOWN SPOUSE OF HEATHER SPIEGEL; DANIELS PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order dated May 21, 2025 entered in Civil Case No. 20-CA-005572 in the Circuit Court of the Judicial Circuit in and for Lee County, Florida, wherein MTGLQ INVESTORS, L.P., Plaintiff and DOUGLAS SPIEGEL; HEATHER SPIEGEL; DANIELS PARK HOMEOWNERS ASSOCIATION, INC., 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 10, 2025 the following described property as set forth in said Final Judgment, to-wit:
LOT 15, DANIELS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 79 THROUGH 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1067 Danpark Loop, Fort Myers, FL 33912
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.
06/04/2025

Kevin C. Karnes

Clerk of the Circuit Court

Lee County, Florida

(SEAL) N Wright Angad

DEPUTY CLERK OF COURT

Submitted By: Jordan Shealy

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Service Email:

flrealprop@kelleykronenberg.com

File No.: M22022-JMV

June 13, 20, 2025

25-02108L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 24-CC-9436
TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC. , A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
SONIA CRUZ, ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 5, 2025, and entered in Case No. 24-CC-9436 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Sonia Cruz, Unknown Spouse of Sonia Cruz , Unknown Tenant One n/k/a Justin Maldonado and Unknown Tenant Two n/k/a Alianna Maldonado are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 10th day of July, 2025 the following described property as set forth in said Final Judgment, to wit:
Lot 8, Block F, Timberwalk at Three Oaks, according to the plat thereof, as recorded in Plat Book 81, page 65 through 70, of the Public Records of Lee County, Florida.
A/K/A: 17568 Brickstone Loop, 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 in accordance with Florida Statutes, Section 45.031.
DATED this day of 06/09/2025
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 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
T13425/421137/26889045
June 13, 20, 2025

25-02134L

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-011893
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
CHRISTY WAGNER, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 13, 2025, and entered in Case No. 2023-CA-011893 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joseph Meece aka Joseph R. Meece, Christy Wagner, Kandi Ann David-Meece aka Kandi Meece, Lee County, Florida, Iona Gardens Civic Association, Inc., Unknown Party #1 N/K/A Homer Wagner, 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 10th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure:
LOT 4, BLOCK D, IONA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 72 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1993 PALM TRAILERS DOUBLE WIDE MOBILE HOME BEARING TITLE NUMBERS: 64005107 AND 64005106; VIN NUMBERS: 23630557FA AND 23630557FB.
A/K/A 12040 LIVE OAK DR FORT MYERS FL 33908
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
Dated in Lee County, Florida this day of 06/05/2025

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) 221-9172

IN-23-010722

June 13, 20, 2025

25-02107L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-003067
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
MICHAEL D. BROWN, ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the June 26, 2025 Foreclosure Sale dated the 3rd day of June, 2025, and entered in Case No. 22-CA-003067 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL D. BROWN and THERESA BROWN are Defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 7th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 57, UNIT 5, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
Dated this day of 06/06/2025.

Kevin C. Karnes

Clerk of The Circuit Court

(SEAL) By: N Wright Angad

Deputy Clerk

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

22FL373-0973

June 13, 20, 2025

25-02123L

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-001293
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, v.
ROSA J. TURINCIO, ET AL.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order dated June 4, 2025 entered in Civil Case No. 24-CA-001293 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and ROSA J. TURINCIO; ALESSANDRO C. TURINCIO A/K/A ALEXANDER TURINCIO; UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MARLIN CONSTRUCTION GROUP, LLC 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 10th, 2025 the following described property as set forth in said Final Judgment, to-wit:
LOT(S) 1 AND 2, BLOCK 5430, CAPE CORAL SUBDIVISION, UNIT 90, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 4644 NW 34th Terrace, Cape Coral, FL 33993
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS 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.
06/10/2025

Kevin C. Karnes

Clerk OF THE CIRCUIT COURT

Lee County, Florida

(SEAL) N Wright Angad

DEPUTY CLERK OF COURT

Submitted By: Jordan Shealy

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Service Email:

flrealprop@kelleykronenberg.com

File No.: 02304602-JMV

June 13, 20, 2025

25-02157L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE No.: 25-CA-001028
HERITAGE ENTERPRISES FL LLC,
Plaintiff, vs.
J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSIGNEE OF MARGARET ORFIE, LISA ROWE, CAROL ORFIE, KELLY MCKEVITT, MATT MCKEVITT, MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant,
TO: CAROL ORFIE L/K/A 155 S WORTH AVE ELGIN, IL 60123
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida:
Parcel 2:
Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2"), 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 July 14, 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 June 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

June 13, 20, 27; July 4, 2025

25-02120L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 36-2023-CA-006694
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
DUANE CHAMBERLAIN II AKA DUANE CHAMBERLAIN AKA DUANE G. CHAMBERLAIN, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2025, and entered in Case No. 36-2023-CA-006694 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, National Association, as Trustee for Lehman ABS Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, is the Plaintiff and Duane Chamberlain II aka Duane Chamberlain aka Duane G. Chamberlain; Valerie L Chamberlain aka Valerie Chamberlain; Achieva Credit Union successor by merger to Preferred Community Bank; Daniels Preserve Homeowners' Association, Inc.; 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 18th day of September, 2025, the following described property as set forth in said Final Judgment of Foreclosure:
LOT 52, BLOCK 3, DANIELS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 11914 COUNTRY DAY CIR FORT MYERS FL 33913
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 06/06/2025

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

CT - 23-004122

June 13, 20, 2025

25-02119L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

1231

120890_V5

Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
327486/2218240/wll
June 13, 20, 2025 25-02118L

ACTIONS / SALES

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-001575
LOANDEPOT.COM, 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 JOSEPH C. ADKINS,
DECEASED; ALEXANDRA
ADKINS, PERSONAL
REPRESENTATIVE OF
THE ESTATE OF JOSEPH
C. ADKINS, DECEASED;
ALEXANDRA ADKINS; ADAM
ADKINS; TAMAMI MASTER
ASSOCIATION, INC.; TAMAMI
VILLAGE HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF JOSEPH C. AD-
KINS, DECEASED
(LAST KNOWN ADDRESS)
3347 RAINBOW LANE
NORTH FORT MYERS, FLORIDA
33903
ALEXANDRA ADKINS
(LAST KNOWN ADDRESS)
2230 S PATTERSON BLVD APT 63
DAYTON, OHIO 45409
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 17, BLOCK 10, TAMIAMI
VILLAGE F/K/A LEESURE
VILLAGE, ACCORDING
TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 3, PAGE(S) 60
THROUGH 76, INCLUSIVE,
OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA.
TOGETHER WITH THAT
CERTAIN 1978 CELT MO-
BILE HOME HAVING ID#
CELTFL81186X WITH TITLE#
15553321 AND ID# CELT-
FL81186U WITH TITLE#
15553322
a/k/a 3347 RAINBOW LANE,
NORTH FORT MYERS, FLOR-
IDA 33903
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Ave-
nue, Suite D-220, Sunrise, FLORIDA
33323 within thirty (30) days after the
first publication of this Notice in the
BUSINESS OBSERVER and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
WITNESS my hand and the seal of
this Court this 5th day of June, 2025.
KEVIN C. KARNES
As Clerk of the Court
(SEAL) By: K. Shoap
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
25-00169 LND
June 13, 20, 2025 25-02154L

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LUCIE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-006911
U-HAUL CO. OF FLORIDA AND
U-HAUL CO. OF ARIZONA,
Petitioners, vs.
GERMAN GONZALEZ
FERNANDEZ MELVIN HORACIO
PARAMO RIVERO YORDANY
MOLLINEDO SALAZAR
YORDANY MOLLINEDO REYES
Respondent.
To the following Defendant:
1) GERMAN GONZALEZ FERNAN-
DEZ
Last Known Address: 213 Oregon Way,
Lehigh Acres, FL 33936
2) GERMAN GONZALEZ FERNAN-
DEZ
Last Known Address: 4118 3RD Street
W, Lehigh Acres, FL 33971
3) GERMAN GONZALEZ FERNAN-
DEZ
Last Known Address: 2853 Cross Lane
Drive, W-#C, West Palm Beach, FL
33415
YOU ARE NOTIFIED that an ac-
tion for declaratory relief has been filed
against you regarding a motor vehicle
accident occurring on or about January
17, 2024 in Lehigh Acres, Florida, and
you are required to serve a copy of your
written defenses, if any, upon Kelley
Kronenberg, Attorney for Petitioners,
whose address is 201 Alhambra Circle,
Suite 410, Coral Gables, Florida 33134
on or before a date July 14, 2025 which

is within thirty (30) days after the first
publication of this Notice in Miami
Community News and file the original
with the Clerk of this Court either be-
fore service on Petitioners' attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the Petition.
This notice is provided pursuant to
Administrative Order No. 07-97-32-05
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
WITNESS my hand and the seal of
this Court this 06/04/2025
Kevin C. Karnes
Clerk of the Court
(SEAL) By K Harris
As Deputy Clerk

Kelley Kronenberg,
Attorney for Petitioners,
201 Alhambra Circle, Suite 410,
Coral Gables, Florida 33134
25-112023FL
Jun. 13, 20, 27; Jul. 4, 2025
25-02104L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-002215
SERVIS ONE, INC. DBA BSI
FINANCIAL SERVICES,
Plaintiff, vs.
JEREMY G NAZWORTH, et al.,
Defendant.
To: ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE 320
PLUMOSA LAND TRUST, DATED
SEPTEMBER 20, 2024, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEES OR
OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
LOT 1, BLOCK 2, UNIT 1,
CARLTON PARK, SECTION
32, TOWNSHIP 44 SOUTH,
RANGE 27 EAST, LEHIGH
ACRES, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 20, PAGE 2, OF

THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
has been filed against you and you are
required to file a copy of your writ-
ten defenses, if any, to it, on McCalla
Raymer Leibert Pierce, LLP, Sara Col-
lins, Attorney for Plaintiff, whose ad-
dress is 225 East Robinson Street, Suite
155, Orlando, FL 32801 within thirty
(30) days after the first publication of
this Notice in and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demand in the complaint.
WITNESS my hand and seal of this
Court this 04th day of June, 2025.
Kevin C. Karnes
CLERK OF COURT OF LEE
COUNTY
As Clerk of the Court
(SEAL) BY: K. Shoap
Deputy Clerk
MCCALLA RAYMER LEBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-112023FL
June 13, 20, 2025 25-02102L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 24-CC-008512
CENTRAL PARK SOUTH
CONDOMINIUMS
ASSOCIATION, INC., a Florida
not-for-profit corporation
Plaintiff, vs.
JOHN M. PEGUES (DECEASED)
AND ELISABETH A. PEGUES
(DECEASED), UNKNOWN HEIRS
OF JOHN M. PEGUES, UNKNOWN
HEIRS OF ELISABETH A. PEGUES
AND ALL OTHER OCCUPANTS OF
9290 LAKE PARK DRIVE #J105,
FORT MYERS, FL 33919
Defendants.
TO THE DEFENDANT(S), JOHN M.
PEGUES (DECEASED) AND ELISA-
BETH A. PEGUES (DECEASED),
UNKNOWN HEIRS OF JOHN M.
PEGUES, UNKNOWN HEIRS OF
ELISABETH A. PEGUES AND ALL
OTHER OCCUPANTS OF 9290 LAKE
PARK DRIVE #J105, FORT MYERS,
FL 33919, AND ALL OTHERS WHOM
IT MAY CONCERN:
YOU ARE NOTIFIED that an action
against you seeking to foreclose a Claim
of Lien for unpaid assessments with re-

spect to the below described property
located in Lee County, Florida:
Condominium Unit No. 105,
Building J, CENTRAL PARK
SOUTH TWO, a Condominium
Declaration as recorded 1773,
Page 4676 and as subsequently
amended, all in the Public Re-
cords of Lee County, Florida,
together with an undivided in-
terest in the common elements
and all appurtenances thereunto
appertaining and specified in
said Condominium Declaration.
SUBJECT TO that certain
mortgage to BARNETT BANK
OF LEE COUNTY, N.A. from
LUCILLE A. WALSH, a single
woman, dated April 5, 1985, and
recorded in Official records Vol-
ume 1777, page 487, of the public
records of LEE County, FLORI-
DA, securing a promissory note in
the original amount of \$36,
350.00; and grantees by the ac-
ceptance of this deed, assume
and agree to pay, with a present
principal balance of \$30345.13.
SUBJECT TO covenants, restric-
tions, easements of record and
taxes for the current year.
Parcel ID #: 16-45-24-34-

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE COUNTY COURT IN AND
FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case #: 24-CC-008813
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Patricia G. Hale a/k/a
Patricia Gail Hale, Deceased and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Unknown Heirs,
Devisees, Grantees, Assignees,
Creditors, Lienors, and Trustees of
Christopher Wayne Hale a/k/a
Christopher W. Hale, Deceased and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Brandon Kirk Hale
a/k/a Brandon K. Hale; Deborah
Hale f/k/a Deborah Belanger f/k/a
Deborah June Belanger; Unknown
Spouse of Brandon Kirk Hale a/k/a
Brandon K. Hale; Unknown Spouse
of Deborah Hale f/k/a Deborah
Belanger f/k/a Deborah June
Belanger; State of Florida
Department of Revenue; Clerk of the
Circuit Court for Lee County,
Florida; 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: Unknown Heirs, Devisees, Grant-
ees, Assignees, Creditors, Lienors, and
Trustees of Patricia G. Hale a/k/a Patri-

cia Gail Hale, Deceased and All Other
Persons Claiming by and Through,
Under, Against The Named Defendant(s):
, Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Christopher Wayne Hale
a/k/a Christopher W. Hale, Deceased
and All Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s): , Deborah Hale f/k/a
Deborah Belanger f/k/a Deborah June
Belanger: 3503 16th Street West, Le-
high Acres, FL 33971 and Unknown
Spouse of Deborah Hale f/k/a Deborah
Belanger f/k/a Deborah June Belanger:
3503 16th Street West, Lehigh Acres,
FL 33971
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED
that an action has been commenced to
foreclose a mortgage on the following
real property, lying and being and situ-
ated in Lee County, Florida, more par-
ticularly described as follows:
LOT 6, BLOCK 3, UNIT 12, LE-
HIGH ACRES, NORTHWEST
1/4 OF SECTION 26, TOWN-
SHIP 44 SOUTH, RANGE 26
EAST, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 15, PAGE
74, OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-002090
BONCDIUM, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF PATRICIA W. DEAN,
DECEASED, et al.,
Defendants.
TO: THE UNKNOWN SPOUSE,
HEIRS, DEVISES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST, THROUGH, UNDER OR
AGAINST THE ESTATE OF PATRI-
CIA W. DEAN, DECEASED
Whose last known residence(s) is:
4260 SE 20th Place #205, Cape Coral,
FL 33904
And ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSE, HEIRS, HEIRS OF THE
NAMED DEFENDANTS, DEVISEES,
GRANTEES, BENEFICIARIES OR
OTHER CLAIMANTS
Whose last known residence(s) is/are:
Unknown
YOU ARE HEREBY required to file

your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy thereof
upon Plaintiff's attorney, Damian G.
Waldman, Esq., Law Offices of Damian
G. Waldman, P.A., PO Box 5162, Largo,
FL 33779, telephone (727) 538-4160,
facsimile (727) 240-4972, or email to
service@dwaldmanlaw.com, within
thirty (30) days of the first publication
of this Notice in Business Observer, the
nature of this proceeding being a suit
for foreclosure of mortgage against the
following described property, to wit:
UNIT 1-205, RIVER TOWERSS
CONDOMINIUM ACCORD-
ING TO THE DECLARATION
THEREOF RECORDED IN
O.R. BOOK 1011 AT PAGE
268 AND CONDOMINIUM
PLAT BOOK 3 AT PAGE 241
THROUGH 256, INCLU-
SIVE AND AMENDED IN
O.R. BOOK 1067, PAGE 828,
O.R. BOOK 1578, PAGE 1224,
O.R. BOOK 1654, PAGE 1131,
O.R. BOOK 1713, PAGE 4608,
O.R. BOOK 1764, PAGE 3549,
O.R. BOOK 1920, PAGE 4120,
O.R. BOOK 2120, PAGE 1493,
O.R. BOOK 2102, PAGE 1499,
O.R. BOOK 2124, PAGE 3688,
O.R. BOOK 2130, PAGE 1349,
O.R. BOOK 2371, PAGE 3561,
O.R. BOOK 2587, PAGE 2535,
O.R. BOOK 2620, PAGE 2964,
AND O.R. BOOK 2954, PAGE
3353, ALL IN THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA
PARCEL IDENTIFICATION
NUMBER: 08-45-24-C2-
03001.2050
COMMONLY KNOWN AS:
4260 SE 20TH PLACE #205,
CAPE CORAL, FL 33904

FIRST INSERTION

000NO.1010
Property Address: 9290 Lake
Park Drive #J105, Fort Myers,
FL 33919
has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Diane M.
Simons, Esquire, Plaintiff's Attorney,
whose address is 1705 Colonial Blvd.,
Suite C3, Fort Myers, FL 33907, on or
before thirty (30) days from the date of
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.
This notice shall be published one
time per week for two consecutive
weeks in the Gulf Coast Business Re-
view.
DATED this 5th day of June, 2025.
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: K. Shoap
Deputy Clerk
Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907;
June 13, 20, 2025 25-02155L

more commonly known as 3503
16th Street West, Lehigh Acres,
FL 33971.
This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca Ra-
ton, FL 33487, within thirty (30) days
after the first publication of this notice
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Brooke Dean, Opera-
tions Division Manager, whose office
is located at Lee County Justice Cen-
ter, 1700 Monroe Street, Fort Myers,
Florida 33901, and whose telephone
number is (239) 533-1771, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
WITNESS my hand and seal of this
Court on the 5 day of June, 2025.
Kevin C. Karnes
Circuit and County Courts
(SEAL) By: K Shoap
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-332095 FCO1 WNI
June 13, 20, 2025 25-02114L

If you fail to file your response or an-
swer, if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman,
P.A., PO Box 5162, Largo, FL 33779,
telephone (727) 538-4160, facsimile
(727) 240-4972, or email to service@
dwaldmanlaw.com, within thirty (30)
days of the first publication of this No-
tice in Business Observer, a default will
be entered against you for the relief de-
manded in the Complaint or petition.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
DATED at Lee County this 5 day of
June, 2025.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By K Harris
Deputy Clerk
Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman,
P.A.,
PO Box 5162,
Largo, FL 33779,
telephone (727) 538-4160,
facsimile (727) 240-4972,
service@dwaldmanlaw.com,
June 13, 20, 2025 25-02105L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND
FOR LEE COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO.: 25-CP-001696
DIVISION: Probate
IN RE: ESTATE OF
MARIO CIRILLO TOSONI
A/K/A MARIO TOSONI
A/K/A MARIO C. TOSONI,
Deceased.
To: ALESSANDRO TRAVANINI, and
all parties claiming interest addresses
unknown by, through, under, or against
MARIO CIRILLO TOSONI A/K/A
MARIO TOSONI A/K/A MARIO C.
TOSONI, Decedent
YOU ARE NOTIFIED that a pro-
bate Administration (Petition for For-
mal Administration and Motion to Sell
Real Property) relating to the property
of Decedent in Lee County, Florida:
2511 23rd St SW, Lehigh Acres, Florida
33976 has been filed. Any interested
person is required to serve a copy of
their written defenses, if any, to it on Al-
fred V. Nicoletti, Esq., Petitioner's attor-
ney, whose address is 7512 Dr. Phillips
Blvd., Suite 50-647, Orlando, FL 32819,
on or before 60 days from date of first
publication, and file the original with
the clerk of this court either before ser-
vice on Petitioner's attorney or immedi-
ately thereafter; otherwise a default will
be entered for the relief demanded in
the Petitions.
WITNESS my hand and seal of said
Court on this 06/05/2025.
(SEAL) B. Rivera
DEPUTY CLERK
Alfred V. Nicoletti, Esq.
Petitioner's attorney
7512 Dr. Phillips Blvd., Suite 50-647
Orlando, FL 32819
June 13, 20, 27; July 4, 2025
25-02121L

FIRST INSERTION

NOTICE OF UNCLAIMED
GUARDIANSHIP FUNDS
DEPOSITED IN COURT
REGISTRY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA, GUARDIANSHIP
ACTION
24-GA-000064
IN RE: The Guardianship of Jerome
Sifford
Notice is given that, pursuant to section
744.534, Florida Statutes, unclaimed
guardianship funds of \$2653.80 are
being held for Patrick C Weber, PA in
the registry of the court, deposited per
order dated 06/01/2025, IN RE: The
Guardianship of Jerome Sifford, the
Ward.
Six months after the posting or the
first publication of this notice, the Clerk
of Court will deposit these funds with
the Department of Financial Services
after deducting fees and costs of publi-
cation. Any person or entity entitled to
such funds may obtain them by compli-
ance with applicable provisions of F.S.
744.534, Fla. Stat., within 10 years from
the date of deposit with the Department
of Financial Services, after which time
funds will escheat to the State.
Dated: June 06, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Karen Dix
Deputy Clerk
Jun. 13; Jul. 11, 2025 25-02129L

FIRST INSERTION

NOTICE OF UNCLAIMED
GUARDIANSHIP FUNDS
DEPOSITED IN COURT
REGISTRY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA, GUARDIANSHIP
ACTION
24-GA-000013
IN RE: The Guardianship of Donna
Brown
Notice is given that, pursuant to section
744.534, Florida Statutes, unclaimed
guardianship funds of \$2441.93 are
being held for Patrick C Weber, PA in
the registry of the court, deposited per
order dated 05/29/2025, IN RE: The
Guardianship of Donna Brown, the
Ward.
Six months after the posting or the
first publication of this notice, the Clerk
of Court will deposit these funds with
the Department of Financial Services
after deducting fees and costs of publi-
cation. Any person or entity entitled to
such funds may obtain them by compli-
ance with applicable provisions of F.S.
744.534, Fla. Stat., within 10 years from
the date of deposit with the Department
of Financial Services, after which time
funds will escheat to the State.
Dated: June 06, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Karen Dix
Deputy Clerk
Jun. 13; Jul. 11, 2025 25-02128L



WAKE UP



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V27

--- ACTIONS / SALES ---

FIRST INSERTION

PUBLICATION SUMMONS
STATE OF WISCONSIN
MILWAUKEE COUNTY
CIRCUIT COURT
CASE NO.: 2025CV3596
CASE CODE: 30301

JACK LAMBOY,
4229 S. 10th Street,
Milwaukee, WI 53221
Plaintiff, -vs-
DEVCODECAMP, INC.
8493 Pavia Way
Lakewood Ranch, FL 34202
-and-
JAMES BRENT,
10731 Mirasol Drive Apt 402,
Miromar Lakes, FL 33913,
-and-
WENDY MIRENDA,
S52W23043 Hunters Hollow
Waukesha, WI 53189-1948
-and-
PAUL JIROVETZ,
W223n605 Saratoga Dr.
Waukesha, WI 53186
Defendants
THE STATE OF WISCONSIN
To the above-named Defendant James Brent:
You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action. Within Forty (40) days after June 4, 2025, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is: CLERK

OF CIRCUIT COURT, MILWAUKEE COUNTY, 901 n. 9TH Street, Milwaukee Wisconsin, 53233 and Lawton-Cates S.C., Plaintiff's attorneys, whose address is 1050 E. Washington Ave. Ste. 330, Madison, WI 53703. You may have an attorney help or represent you. If no Complaint accompanies this Summons you must respond within the said 40 day period with a written demand for a copy of the Complaint by mailing or delivering said written demand to the court and to the Plaintiff's attorneys at their respective addresses listed above. If you do not provide a proper answer to the Complaint or provide a written demand for said complaint within the 40 day period, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may be enforced by garnishment or seizure of property.
Dated: This 4th day of June, 2025.
LawtonCates, S.C.
Attorneys for Plaintiff, Jack Lamboy
Electronically Signed By:
/s/ Briane F. Pagel
Attorney Briane F. Pagel
State Bar No. 1024414
1050 E. Washington Ave. Ste. 330
P.O. Box 2965
Madison, WI 53703
P: 608.282.6200/F: 608.975.2662
bpagel@lawtoncates.com
June 13, 20, 27, 2025 25-02116L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO: 24-CC-007231
SUN-N-FUN MOBILE
HOMEOWNERS ASSOCIATION,
INC., a Florida not for profit
corporation,
Plaintiff, v.
UNKNOWN BENEFICIARIES,
DEWISEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF NORMA
LEACH,
Defendants.
TO: UNKNOWN BENEFICIARIES,
DEWISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND ALL
OTHERS WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF NORMA LEACH
YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE County, Florida:
THAT COOPERATIVE PARCEL WHICH INCLUDES UNIT/CERTIFICATE NO.43 OF SUN-N-FUN HOMEOWNERS ASSOCIATION, INC, A COOPERATIVE AS SET FORTH IN THE COOPERATIVE DOCUMENTS AND

THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN O.R. BOOK 2376, PAGE 2998, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 5558 Palm Beach Blvd #43, Fort Myers, FL 33905
Which has the address of 5558 Palm Beach Blvd #43, Fort Myers, FL 33905
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED on June 5, 2025.
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap
As Deputy Clerk
Association Legal Services, LLC,
Plaintiff's attorney,
12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com
June 13, 20, 2025 25-02115L

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH 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

ACTIONS / SALES / PUBLIC SALES / TAX DEEDS ---

| THIRD INSERTION | SECOND INSERTION | FOURTH 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 | NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION 24-GA-000001 IN RE: The Guardianship of Patricia Evanoff Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$6,178.86 are being held for Lorraine Gnoflo in the registry of the court, deposited per order dated 05/01/2025, IN RE: The Guardianship of Patricia Evanoff, the Ward. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: May 08, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk May 16; Jun. 13, 2025 | 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 |
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| NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM Sale to be held at www.storage treasures.com. 1012 - Gomez, Robert; 1043 - Hernandez, Gabrielle; 1076 - White, Davonte; 1077 - Bolanos, Damaris; 1080 - Glee, Naomi; 1123 - James, Tommario; 1166 - Milhomme, Iphanie; 1175 - Kindrick, Lamesha; 1183 - Adams, Andre; 1223 - Martinez, Nathalia; 1253 - Crieg, Lindsay C; 1278 - Perez, Maria; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2078 - Oszust, Michael; 2185 - Cardenas, Jocelyn; 2192 - Ortiz, Carlos; 2261 - barton, Christina; 3029 - lee, Otis; 3036 - Crutchley, Nicholas; 3042 - Tira, Asheline; 3045 - tatlock, Ashlee; 3046 - Sheer Welding llc GONZALEZ, MICHAEL S; 3052 - Bosman, Ashley; 3072 - ferreras, Nayla; 3091 - Perez, Joshue Sotero; 3115 - louissaint, Nathalie; 3118 - Rodriguez, Joycette; 3127 - Jones, Alycia; 3128 - Lee, Angela; 3143 - toles, Spencer; 3168 - Manzanarez, Carla; 3190 - Garcia, Lizzette; 3221 - burdine, Katie; 3258 - Bell, Alisha; 3269 - Goshea, Lakisa; 3271 - garner, tarah; 3284 - jimenez, Carlos; 3296 - Villanueva, Hazael; 3305 - pinkney, Latonga PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM Sale to be held at www.storage treasures.com. 1010 - German, Kayla; 1018 - Parker, Hildette; 1091 - Hearn, William; 1099 - Douglas-Rose, Carles; 1105 - carrion, Edwin; 1556 - Stalnaker, Michelle; 2045 - Lucas, Jennifer; 2053 - Riverra, Ezequiel; 2057 - Benavides, Oscar; 2084 - Owens, Trellyny; 2313 - Charlery, Johan; 2384 - Doherty, Sean 1127 - Garcia, Donald; 1731 - Perets, Paul; 2006 - follette, Shyra; 2114 - Hess, Roger; 2131 - Aleshire, Sarah; 2234 - Carchidi, Lillian; 2324 - Waseleski, Edward; 2406 - Marich, Ashley; 2532 - Alvis, Cindy; 2601 - Canneto, Anthony; 2614 - Mullins, Jennifer; 3005 - Ross, Kandi; 5023 - Alvis, Cindy; 7012 - Hansen, Noreen Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 2025 |
| 25-01978L |

| SECOND INSERTION |
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| NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM Sale to be held at www.storage treasures.com. 0001 - GANT, EDDIE; 0004 - GANT, EDDIE; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0044 - Martin, Adrian; 0065 - Carey, Adrian; 0073 - Rubiano, Giovanni; 0075 - Hernandez, Omar; 0102 - Ventura, Luis; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0182 - Beltran, Junior; 0188 - mateu, Lorenzo; 0197 - Pinkney, Emerson; 0207 - Rose-Swan, Pamela; 0237 - Mcknight-Simms, Velisicia; 0258 - lopez, Bryan; 0331 - Tech Help Enterprise LLC Tyndall, Jason; 0342 - Naikpay, Ferdows; 0385 - De Dios, Sandra; 0404 - Welch, shannen; 0415 - Luther, Robert; 0422 - Epps, Sandra K; 0461 - Lee, Janeisha; 0481 - Hill, Danny; 0484 - Tedesco, Aurielle; 0559 - bowen, dobie; 0573 - Glenn, Shaquetta; 0614 - Roper, Davonte; 0646 - Vinton, Yvonne; 0658 - Felix, Stephan; 0792 - Jones, Tanya; 0829 - St. Clair, Nathan; 0877 - Shields, Marlon; 0888 - Veiga, Felipe; 0908 - Hoffman, Shon; 0964 - Ward, Kiara; 0965 - Pacheco, Amy; 0984 - Courtney, Crystal; 1345 - Bailey, Niquasia A; 1389 - Alexis, Marie; 1397 - Escarment, Johanna; RV1129 - Brown, Chris PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721 Time: 11:00 AM Sale to be held at www.storage treasures.com. Sale to be held at www.storage treasures.com. 0016 - McFarlane, Chrissy; 0023A - Cardona, Jesus; 0105E - Taylor, Nicholas; 1002G - Nixon, Jeffery; 1007 - Ashe, Robert; 1009G - McCune, Steven; 1018 - Storrs III, Charles; 1091 - Miner, Christie; 1181 - Henderson, Camerin; 6004 - Buckingham services Burlingham, Mark PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM Sale to be held at www.storage treasures.com. 070 - ROBERSON, JAYLYN; 133 - Pineda, Claudia; 145 - Tobler, Devonte; 253 - SWFL Holiday Lights LLC Altmeaux, Fekel; 279 - Miller, Frank; 280 - CASTANO, GIANCARLOS; 292 - Alexander, Patricia; 398 - Bordeaux, April; 404 - Jones, Lisa; 408 - Moore, Larissa; 451 - Lampkin, ShaDreya; 483 - Amaya, Anthony; 500 - Chandler, Brian PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635 Time: 11:30 AM Sale to be held at www.storage treasures.com. A167 - Perez, India; B377 - delarosa, maria; C418 - Hermance Jr., Robert PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571 Time: 12:15 PM Sale to be held at www.storage treasures.com. 2161 - Pelican Larry's Seyler, Randy; 3182 - Rosario, Jose PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897 Time: 12:30 PM Sale to be held at www.storage treasures.com. A011 - Rau, Shelby Spor; B064 - Santos, Ruth; B092 - Morfa, Ivon; C001 - Smith, Lawrence; C020 - Whaley, Naomi; C029 - Nevitt, Robert J; C040 - Canova, Joel; D006 - Deltore, Junior; D045 - Rosales, Gregory; D050 - Ozzy All Construction Ferreiro, Osvany; E025 - Rouzard, Dave; E048 - samedifede, Jorldine; E060 - Remus, Brandon; F001 - Alvarez, Maria; F052 - Jackson, Andre; F056 - Olibo, Jerry; G001 - Cottew, Jeffrey P; G017 - Nicholas, Nelson; G021 - stenftenagel, edward; H020 - Navarro, Banesa; H061 - CLARK, SABRINA PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811 Time: 12:45 PM Sale to be held at www.storage treasures.com. A002 - ariza, edgar; B021 - Pro tr team kalinski, mateusz; B032 - Gary, Vivian; C054 - Cyr, Pam; D102 - Miiranda, Natalia; D109 - Mas, Lazaro; D128 - Shepard, Cynthia; D135 - Robinson, Katwila; E161 - Hil, Casey; E173 - rivera, elisa; E187 - almeus, roseline; F208 - Ruiz, Felix; H253 - Horvath, Dina; K445 - Levlocke, Thomas; L001B - Newton, Jessica; L002C - turner, Brittney; M505 - Rodriguez, Eliot; M529 - Mansell, Tatum Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 2025 |
| 25-01979L |

| SECOND INSERTION |
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| 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 6/24/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Tanya O'Brien unit #00315; Velda Diaz unit #00387; Joseph Fiffie unit #3034. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 6, 13, 2025 |
| 25-01982L |

| SECOND INSERTION |
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| NOTICE OF PUBLIC SALE The following personal property of DOUGLAS HANNIGAN, if deceased any unknown heirs or assigns and JOHN HANNIGAN, if deceased any unknown heirs or assigns, will, on June 18, 2025, at 10:00 a.m., at 357 Horizon Drive, Lot #357, North Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1985 FLEE MOBILE HOME, VIN: FLFL2AE483206511, TITLE NO.: 0043142384, and VIN: FLFL2BE483206511, TITLE NO.: 0043113459 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#25023-1111) June 6, 13, 2025 |
| 25-02064L |

| FOURTH INSERTION |
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| 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 |

SAVE
TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

| FOURTH 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 |

| THIRD INSERTION |
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| 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 BRENDAA 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. Shoop 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 |

HOW TO PUBLISH
YOUR LEGAL NOTICE
IN THE
BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business
Observer**
FLORIDA'S NEWSPAPER FOR THE C-SUITE
1V4671

--- ACTIONS / TAX DEEDS / PUBLIC SALES ---

FOURTH 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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA
CASE NO.: 25-CA-001269
HOMESTEAD ASPIRATIONS LLC,
Plaintiff, v.
WILLIAM B. WRIGHT, JR,
Defendants.

TO: WILLIAM B. WRIGHT, JR.
827 SOUTH WAKEFIELD STREET
ARLINGTON, VIRGINIA 22204

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

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

LOT 34 AND 35, BLOCK 2555, UNIT 38, CAPE CORAL. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 87-99 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 24, 2025 , and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 15th day of May, 2023.

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

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 23, 30; June 6, 13, 2025

25-01841L

FOURTH 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 Self Storage Sale

Please take notice All-Purpose Storage - 77 Fort Myers FL located at 3422 Palm Ave Fort Myers FL 33901 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 6/24/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. John Petrikas Jr. unit #I10. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 6, 13, 2025

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 6/23/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sebastian Reichel unit #D1033; Heather Rano unit #F25. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 6, 13, 2025

SECOND INSERTION

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

Tax Deed #:2025000159
NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER 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: 23-02105
Year of Issuance 2023
Description of Property LOT(S) 22, 23, 24 AND 25, BLOCK 3794, CAPE CORAL UNIT 52, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE (S) 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C3-03794.0220
Names in which assessed: JAVIER MAURICIO CARDE-NAS

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01992L

SECOND INSERTION

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

Tax Deed #:2025000180
NOTICE IS HEREBY GIVEN that Day Star One 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: 23-14473
Year of Issuance 2023
Description of Property LOT 13, BLOCK 300, GREENBRIAR UNIT 51, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0130
Names in which assessed: BIG FLOOR 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02017L

SECOND INSERTION

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

Tax Deed #:2025000131
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-04301
Year of Issuance 2023
Description of Property UNIT 203 BUILDING 15, OF ISLES OF PORTO VISTA CONDOMINIUM 15, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2006000430108, AS AMENDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2006000437019, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-43-24-C2-02215.0203
Names in which assessed: ALLIANCE WC 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01996L

SECOND INSERTION

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

Tax Deed #:2025000122
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-02339
Year of Issuance 2023
Description of Property LOTS 30 AND 31, BLOCK 4141, UNIT 59, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 140-153 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C1-04141.0300
Names in which assessed: JULIO CESAR CORDOVA, JULIO P CORDOVA

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01993L

SECOND INSERTION

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

Tax Deed #:2025000120
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-02375
Year of Issuance 2023
Description of Property LOT 20, BLOCK 4134, 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-C2-04134.0200
Names in which assessed: EMIL SCHMID

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01994L

SECOND INSERTION

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

Tax Deed #:2025000128
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-06385
Year of Issuance 2023
Description of Property UNIT NO. 725, BUILDING 7, OF MERION VILLAGE CONDOMINIUM AT THE HIDEAWAY COUNTRY CLUB, AND THE UNDIVIDED 1/80TH SHARE OR INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 3, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1722, PAGES 4477 THROUGH 4513, INCLUSIVE, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-24-24-00007.7250
Names in which assessed: JOHN T DAVIS

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02002L

SECOND INSERTION

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

Tax Deed #:2025000173
NOTICE IS HEREBY GIVEN that WENDY TRAN LIN 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: 23-04715
Year of Issuance 2023
Description of Property LOT 21, BLOCK 2269, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOCK 16, PAGES 40 TO 61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210
Names in which assessed: DRAMA REAL ESTATE CORPORATION, DRAMA REAL ESTATE, 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01998L

SECOND INSERTION

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

Tax Deed #:2025000123
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES 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: 23-06101
Year of Issuance 2023
Description of Property LOT 12, BLOCK H, UNIT NO. 2 MCGREGOR GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-24-08-0000H.0120
Names in which assessed: ROBIN CAROLYN WILSON

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02000L

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

Tax Deed #:2025000147
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-18346
Year of Issuance 2023
Description of Property A TRACT OF LAND BEING A PART OF TRACT A OF BETHANY TRACE, PHASE 1A, RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, LYING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, RUN NORTH 87 DEGREES 50' 35" EAST FOR 570.70 FEET, THENCE NORTH 45 DEGREES 07' 35" WEST FOR 503.00 FEET TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 45 DEGREES 07' 35" WEST FOR 265.92 FEET TO THE SOUTHEAST RIGHT OF WAY OF SUNRISE BOULEVARD, THENCE ALONG THE SOUTHEAST RIGHT OF WAY NORTH 44 DEGREES 52.Â6 57.Âù EAST FOR 361.54 FEET, TO A POINT

SECOND INSERTION

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

Tax Deed #:2025000170
NOTICE IS HEREBY GIVEN that Robert J Oelwang 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: 23-05527
Year of Issuance 2023
Description of Property LOTS 24,25 AND 26, BLOCK 1346, CAPE CORAL UNIT 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-24-C1-01346.0240
Names in which assessed: GWEN GRAEFE, JONATHAN E GRAEFE

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01999L

SECOND INSERTION

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

Tax Deed #:2025000148
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11892
Year of Issuance 2023
Description of Property LOT 7, BLOCK 71, UNIT 8, OF LEHIGH ACRES, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-08-00071.0070
Names in which assessed: EDGAR GARCIA

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02003L

SECOND INSERTION

OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CENTRAL ANGLE 90 DEGREES CHORD NORTH 89 DEGREES 52.Â6 57 .Âù EAST 70.71 FEET) FOR 78.54 FEET, TO THE SOUTHWEST RIGHT OF WAY LINE OF HOMESTEAD ROAD, THENCE ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE SOUTH 45 DEGREES 07.Â6 03.Âù EAST FOR 215.92 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 52.Â6 57.Âù WEST FOR 411.50 FEET TO THE POINT OF BEGINNING. BEARING BASED ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING NORTH 87 DEGREES 50.Â6 35.Âù EAST. Strap Number 04-45-27-11-0000A.1000
Names in which assessed: FIRST HOREB HAITIAN BAPTIST CHURCH INC, FIRST HOREB HAITIAN BAPTIST CHURCH, INC., ODMANNE MATHEUS

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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02023L

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| --- TAX DEEDS --- | | | |
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| SECOND INSERTION | | SECOND INSERTION | |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | |
| Tax Deed #:2025000161 NOTICE IS HEREBY GIVEN that CHANCE RETI 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: 23-00327 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 10, KING TARPON CONDOMINIUM F/K/A TARPON PASS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2455, PAGE 3745, AND AMENDMENT CHANGING CONDOMINIUM NAME RECORDED IN OFFICIAL RECORDS BOOK 3255, PAGE 1021, AS AMENDED FROM TIME TO TIME, AND BEING FURTHER DESCRIBED IN THAT SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF MPROVEMENTS THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 20, PAGE(S) 16 AND 17, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO. Strap Number 06-43-23-13-00000.0100 Names in which assessed: DENNIS GALLAGHER, KYMBRLY GALLAGHER | | Tax Deed #:2025000139 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12396 Year of Issuance 2023 Description of Property LOT 10, BLOCK 87, REPLAT OF TRACT B, UNITS 9 & 10, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 176, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 02-45-26-09-00087.0100 Names in which assessed: PETER FOREMAN 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. June 6, 13, 20, 27, 2025 | |
| 25-01991L | | 25-02011L | |
| SECOND INSERTION | | SECOND INSERTION | |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | |
| Tax Deed #:2025000155 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20979 Year of Issuance 2023 Description of Property LOT 15, BLOCK 44, UNIT 8, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-08-00044.0150 Names in which assessed: CECELIA HUDES, DONNA ONEILL, ELIZABETH K KAMUF, ESTATE OF GOLDIE KURZ, FRANK N KURZ, FREDALYNN VUKOVICH, JAMES F KURZ, JANET K FULLERTON, JEFF KURZ, JOHN E KURZ, MARY JULIA KURZ, ROSE K ROUSOFF, SHIRLEY K HAGMAN, THOMAS EUGENE KURZ | | Tax Deed #:2025000174 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-14716 Year of Issuance 2023 Description of Property LOT 6, BLOCK 20, UNIT 5, SOUTH 1/2 OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-27-05-00020.0060 Names in which assessed: HUGH HENRY 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. June 6, 13, 20, 27, 2025 | |
| 25-02026L | | 25-02020L | |
| SECOND INSERTION | | SECOND INSERTION | |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | |
| Tax Deed #:2025000177 NOTICE IS HEREBY GIVEN that Day Star One 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: 23-14474 Year of Issuance 2023 Description of Property LOT 14, BLOCK 300, GREENBRIAR UNIT 51, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, | | RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0140 Names in which assessed: BIG FLOOR 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. June 6, 13, 20, 27, 2025 | |
| 25-02026L | | 25-02018L | |

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| --- ESTATE --- | | | |
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| SECOND INSERTION | | SECOND INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001519 Division Probate IN RE: ESTATE OF PETER ALLEN HONG Deceased. | | NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001519 Division Probate IN RE: ESTATE OF HAROLD JAMES SCHENCK III, Deceased. | |
| The administration of the estate of Peter Allen Hong, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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. | | The administration of the estate of HAROLD JAMES SCHENCK III, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 June 6, 2025. Personal Representative: Joseph S. Hong 1906 West 2350 South Syracuse, Utah 84075 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 June 6, 13, 2025 | | 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 June 6, 2025. Personal Representative: KAREN BILLOW SCHENCK 14220 Royal Harbour Court, #510 Fort Myers, FL 33908 Attorney for Personal Representative: GREGORY J NUSSBICKEL E-Mail Addresses: greg@will.estate christine@will.estate Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239)900-9455 June 6, 13, 2025 | |
| 25-02043L | | 25-01988L | |
| SECOND INSERTION | | | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001621 IN RE: ESTATE OF ELAINE JESSICA YAQUINTO Deceased. | | 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 INFLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. | |
| The administration of the estate of Elaine Jessica Yaquinto, deceased, whose date of death was April 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. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF | | 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 June 6, 2025. Personal Representative: /s/ Karen Marie Transit Karen Marie Transit 6300 Hessen Rd Ira, Michigan 48023 Attorney for Personal Representative: /s/ Monica T. Johnson Monica Johnson, Esq. Attorney Florida Bar Number: 1028229 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662 E-Mail: info@sunshinestatelawoffice.com June 6, 13, 2025 | |
| 25-02043L | | 25-01987L | |
| SECOND INSERTION | | | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001070 Division Probate IN RE: ESTATE OF JOSEPH STULB, JR. Deceased. | | TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 6, 2025. Personal Representative: /s/ Angela Cheryl Ramos Angela Cheryl Ramos 18851 Palm Beach Blvd. Alva, Florida 33920 Attorney for Personal Representative: /s/ Kelly Fayer Kelly L. Fayer Attorney for Personal Representative Florida Bar Number: 121126 12601 World Plaza Lane, Suite 2, Bldg. 52 Fort Myers, Florida 33907 Telephone: (239) 415-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com June 6, 13, 2025 | |
| The administration of the estate of Joseph Stulb, Jr., deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of 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 | | 25-02042L | |

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ESTATE

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1661 Division Probate IN RE: ESTATE OF VALERIE KWIATKOWSKI Deceased.</p> <p>The administration of the estate of Valerie Kwiatkowski, deceased, whose date of death was October 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p> | <p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representative: Sophia Kwiatkowski 8061 South Woods Circle, Unit 1 Fort Myers, Florida 33919 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 June 6, 13, 202525-02052L</p> |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001413 IN RE: ESTATE OF PHYLLIS EMERSON a/k/a PHYLLIS CAROL EMERSON, Deceased.</p> <p>The administration of the estate of PHYLLIS EMERSON a/k/a PHYLLIS CAROL EMERSON, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9436, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,</p> | <p>Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025</p> <p>Personal Representative: /s/Lesley T. Emerson LESLEY T. EMERSON 14246 Burnt Store Rd. Punta Gorda, Florida 33955 Attorney for Personal Representative: /s/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 June 6, 13, 202525-02046L</p> |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000810 Division Probate IN RE: ESTATE OF JAMES GREGORY SONORAS, JR. Deceased.</p> <p>The administration of the estate of James Gregory Sonoras, Jr., deceased, whose date of death was November 1, 2021, 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 names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p> | <p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representative: /s/ James G. Sonoras (May 21, 2025 14:22 EDT) James G. Sonoras Address: 15754 Millman Road Rockwood, Michigan 48173 Email Address: jamessonoras@gmail.com Phone Number: (734) 777-6202 Attorney for Personal Representative: /s/ Mitchell A. Sherman Mitchell A. Sherman, Attorney Florida Bar Number: 387551 111 2nd Ave. NE, Suite 352 St. Petersburg, Florida 33701 Telephone: (727) 486-6350 Fax: (727) 371-2730 E-Mail: eservice@mshermanesq.com Secondary E-Mail: mas@mshermanesq.com June 6, 13, 202525-02063L</p> |



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| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-1643 IN RE: The Estate of JEANETTE MCNEIL BURNHAM, Deceased.</p> <p>The administration of the estate of JEANETTE MCNEIL BURNHAM, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representative: Donna Marie Williams 18323 Oakland Drive Cobb Island, MD 20625 Personal Representative: James Troy Williams 7405 Sir Burgess Way Owings, MD 20936 Attorney for Personal Representatives: Gary F. Ritter Fla. Bar No. 0492051 24341 Copperleaf Blvd. Bonita Springs, FL 34135 Tel.: (239) 390-0081 June 6, 13, 202525-02062L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-002374 IN RE: ESTATE OF JOHN SALVATORE FRANZONE, Deceased.</p> <p>The administration of the Estate of John Salvatore Franzone, deceased, whose date of death was September 15, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>/s/ Theodore J. Franzone Theodore J. Franzone 18070 Parkridge Circle Fort Myers, FL 33908 /s/ Alvaro C. Sanchez Alvaro C. Sanchez Attorney for the Petitioner 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539 Email: alvero@capecoralattorney.com Email: courtfilings@capecoralattorney.com June 6, 13, 202525-02068L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001440 IN RE: ESTATE OF WALTER MARTIN BAUER, Deceased.</p> <p>TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE</p> <p>The administration of the Walter Martin Bauer, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Karin Danza. Personal Representative 1377 Richland Blvd. Bay Shore, NY 11706 Caleb W. Pringle, Esquire Attorney for Personal Representative Florida Bar Number: 118863 Richard W. Pringle, P.A. 2125 First Street, Suite 200 Fort Myers, FL 33901 Phone: (239) 332-4717 Fax: (239) 332-4718 Email: caleb@strayhornandstrayhornlaw.com Second Email: kristine@strayhornandstrayhornlaw.com June 6, 13, 202525-01989L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001490 IN RE: ESTATE OF HELEN PLOWY, Deceased.</p> <p>TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE</p> <p>The administration of the Helen Plowy, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Katherine R. Best Personal Representative 4019 Lawson Road Jamestown, New York 14701 Caleb W. Pringle, Esquire Attorney for Personal Representative Florida Bar Number: 118863 Richard W. Pringle, P.A. 2125 First Street, Suite 200 Fort Myers, FL 33901 Phone: (239) 332-4717 Fax: (239) 332-4718 Email: caleb@strayhornandstrayhornlaw.com Second Email: kristine@strayhornandstrayhornlaw.com June 6, 13, 202525-01990L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001271 In Re: ESTATE OF DONNA RENE LONG Deceased.</p> <p>The administration of the estate of DONNA RENE LONG, deceased, whose date of death was March 17, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 6, 2025</p> <p>JAMES LEON HOFFMAN Petitioner LUXURY LAW, PLLC. By: David G. Jones, Esq. Attorney for Petitioner Florida Bar No. 1010525 9094 Bexley Drive Fort Myers, FL 33967 Tel: (239) 227-8830 e-mail: luxurylawfirm@gmail.com June 6, 13, 202525-02045L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1592 Division: Probate IN RE: ESTATE OF CHARLES THOMAS HENNINGS Deceased.</p> <p>The administration of the estate of Charles Thomas Hennings, deceased, whose date of death was March 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representative: Evelyn Ann Hennings 12701 Mastique Beach Blvd., #402 Fort Myers, Florida 33908 Attorney for Personal Representative: Michael B. Hill Attorney Florida Bar Number: 547824 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com June 6, 13, 202525-02069L</p> | |

| SECOND INSERTION | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-CC-7091 BELLAMAR AT BEACHWALK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. CYNTHIA HELEN WRENN, et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure dated May 12, 2025 entered in Civil Case No. 2024-CC-7091 of the County Court of the Twentieth Judicial Circuit in and for Lee County, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com accordance with Chapter 45 Florida Statutes, Lee County, Florida at 9:00 a.m. on the 26 day of June, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>CONDOMINIUM UNIT 514, BLDG. 5, BELLAMAR AT BEACHWALK VII, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in O.R. Book 4309, Pg. 3235, as amended from time to time, of the Public Records of Lee County, Florida</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated day of 05/30/2025</p> <p>Kevin C. Karnes Clerk of Court (SEAL) By: N. Wright Angad Deputy Clerk June 6, 13, 202525-02034L</p> | |

ACTIONS / SALES

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| <div>SECOND INSERTION</div> <div>NOTICE OF SALE</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO. 24-CA-004727</div> <div>BANK OF AMERICA, N.A.;</div> <div>Plaintiff, vs.</div> <div>JOHN EDOFF, ET.AL;</div> <div>Defendants</div> <div>NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 2, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com on June 26, 2025 at 09:00 AM the following described property:</div> <div>THE FOLLOWING DESCRIBED LANF SITUATED, LYING AND BEING IN THE COUNTY OF LEE, STATE OF FLORIDA, TO WIT: LOT 29, BLOCK 7080, PARCEL 104, SANDOVALPHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 15 THROUGH 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>Property Address: 2615 SUNVALE CT, CAPE CORAL, FL 33991</div> <div>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.</div> <div>WITNESS my hand on day of 06/02/2025</div> <div>Kevin C. Karnes</div> <div>(SEAL) N. Wright Angad</div> <div>Deputy Clerk of Court, Lee County</div> <div>MARINOSCI LAW GROUP, P.C.</div> <div>Attorney for the Plaintiff</div> <div>100 WEST CYPRESS CREEK ROAD, STE 1045</div> <div>FORT LAUDERDALE, FL 33309</div> <div>ServiceFL@mlg-defaultlaw.com</div> <div>ServiceFL2@mlg-defaultlaw.com</div> <div>24-01967</div> <div>June 6, 13, 2025</div> <div>25-02049L</div> | <div>SECOND INSERTION</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 24-CA-005249</div> <div>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST, Plaintiff, v.</div> <div>OCTAVIO CASTILLO, et al,</div> <div>Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 22, 2025 and entered in Case No. 24-CA-005249 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein MARIA CASTILLO AND OCTAVIO CASTILLO, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on July 31, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:</div> <div>LOT 4, OF HYLAND MANOR, A SUBDIVISION, LOCATED IN LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>and commonly known as: 621 HOWELL CIR DR, FORT MYERS, FL 33905 (the "Property").</div> <div>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.</div> <div>05/29/2025</div> <div>Kevin C. Karnes</div> <div>Clerk of Court</div> <div>(SEAL) N. Wright Angad</div> <div>GHIDOTTI BERGER LLP</div> <div>Attorneys for Plaintiff</div> <div>10800 Biscayne Blvd., Suite 201</div> <div>Miami, FL 33161</div> <div>Telephone: (305) 501-2808</div> <div>Facsimile: (954) 780-5578</div> <div>By: /s/ Johanni Fernandez-Marmol</div> <div>Jason Duggar, Esq.</div> <div>FL Bar No.: 83813</div> <div>Christophal Hellewell, Esq.</div> <div>FL Bar No.: 114230</div> <div>Anya E. Macias, Esq.</div> <div>FL Bar No.: 0458600</div> <div>Tara Rosenfeld, Esq.</div> <div>FL Bar No.: 59454</div> <div>Johanni Fernandez-Marmol, Esq.</div> <div>FL Bar No.: 1055042</div> <div>fcpleadings@ghidottiberger.com</div> <div>June 6, 13, 2025</div> <div>25-02027L</div> | <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>CASE NO.: 24-CA-005045</div> <div>DIVISION: T</div> <div>CYMBIDIUM RESTORATION TRUST,</div> <div>Plaintiff, vs.</div> <div>THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL J. TEGAN, DECEASED, et al.,</div> <div>Defendants.</div> <div>NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on June 26, 2025 at 9:00 am EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:</div> <div>LOT NO. 9, VILLAGE ON GOLDEN POND II AT BRECKENRIDGE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 53, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>A/K/A: 4190 JACE COURT, ESTERO, FL 33928</div> <div>PROPERTY ADDRESS: 4190 JACE CT, ESTERO, FL 33928</div> <div>pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-005045 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.</div> <div>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.</div> <div>WITNESS MY HAND and seal of this Court on 05/30/2025</div> <div>Kevin C. Karnes</div> <div>Clerk of the Circuit Court</div> <div>(SEAL) By: N. Wright Angad</div> <div>Deputy Clerk</div> <div>Law Offices of Damian G. Waldman,</div> <div>Esq.</div> <div>PO Box 5162</div> <div>Largo, FL 33779</div> <div>service@dwaldmanlaw.com;</div> <div>727-538-4160</div> <div>June 6, 13, 2025</div> <div>25-02035L</div> | <div>SECOND INSERTION</div> <div>NOTICE OF SALE</div> <div>(PURSUANT TO CHAPTER 45)</div> <div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>GENERAL JURISDICTION</div> <div>DIVISION</div> <div>CASE NO. 24-CA-003470</div> <div>KATHERINE WITRICK, as</div> <div>Personal Representative of the ESTATE OF PATRICIA A. COVINGTON, an individual,</div> <div>Plaintiff, -vs-</div> <div>NICHOLAS A. FABRIZZI a/k/a NICHOLAS FABRIZZI, an individual, MELISSA FABRIZZI, a foreign corporation, CITIBANK N.A., a national bank, LVNV FUNDING LLC, a foreign limited liability company, IMS FUND LLC, a foreign limited liability company, DISCOVER BANK, a foreign corporation, and SNAP-ON CREDIT LLC, a foreign limited liability company,</div> <div>Defendants.</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025 and entered in Case No. 24-CA-003470 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NICHOLAS A. FABRIZZI a/k/a NICHOLAS FABRIZZI, MELISSA FABRIZZI, IOU CENTRAL INC., CITIBANK N.A., LVNV FUNDING LLC, IMS FUND LLC, DISCOVER BANK, and SNAP-ON CREDIT LLC, are the Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 o'clock A.M. on June 26, 2025, the following described property set forth in said Final Judgment, to wit:</div> <div>Lots 52 and 53, Block 4019, Cape Coral Unit 55, a subdivision according to the plat thereof recorded at Plat Book 19, Pages 92 to 106, inclusive, in the Public Records of Lee County, Florida.</div> <div>With an address of: 2825 NW 7th Street, Cape Coral, FL 33993.</div> <div>Folio ID: 10059837</div> <div>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.</div> <div>Dated this 2nd day of June, 2025.</div> <div>06/02/2025</div> <div>KEVIN C. KARNES</div> <div>as Clerk of Comptroller</div> <div>(SEAL) BY: N. Wright Angad</div> <div>DEPUTY CLERK</div> <div>Chelsea Roth Sirkman, Esq.</div> <div>Roth & Scholl</div> <div>866 South Dixie Highway</div> <div>Coral Gables, FL 33146</div> <div>June 6, 13, 2025</div> <div>25-02050L</div> | <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 24-CA-004675</div> <div>METROPOLITAN LIFE INSURANCE COMPANY,</div> <div>Plaintiff, vs.</div> <div>MARYLOU MILLER A/K/A MARYLOU R. MILLER;</div> <div>UNKNOWN SPOUSE OF MARYLOU MILLER A/K/A MARYLOU R. MILLER; JEANNINE M. BROWN; PHYLLIS ANN MILLER; ASSET ACCEPTANCE, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,</div> <div>Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure filed May 27, 2025, entered in Civil Case No.: 24-CA-004675 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, and MARYLOU MILLER A/K/A MARYLOU R. MILLER; JEANNINE M. BROWN; PHYLLIS ANN MILLER; ASSET ACCEPTANCE, LLC, are Defendants.</div> <div>I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 31st day of July, 2025, the following described real property as set forth in said Judgment, to wit:</div> <div>LOTS 3 AND 4, BLOCK 307, UNIT 7, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 101 TO 128, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk 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.</div> <div>WITNESS my hand and the seal of the court on 05/30/2025.</div> <div>KEVIN C. KARNES</div> <div>CLERK OF THE COURT</div> <div>(SEAL) By: N. Wright Angad</div> <div>Deputy Clerk</div> <div>Attorney for Plaintiff:</div> <div>Brian L. Rosaler, Esquire</div> <div>Popkin & Rosaler, P.A.</div> <div>1701West Hillsboro Boulevard</div> <div>Suite 400</div> <div>Deerfield Beach, FL 33442</div> <div>Telephone: (954) 360-9030</div> <div>Facsimile: (954) 420-5187</div> <div>24-51185</div> <div>June 6, 13, 2025</div> <div>25-02036L</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-001213</div> <div>Division Probate</div> <div>IN RE: ESTATE OF PATRICIA GINGRAS Deceased.</div> <div>The administration of the estate of PATRICIA GINGRAS, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>Personal Representative: GERARD M. GINGRAS a/k/a GERARD GINGRAS</div> <div>23137 Grassy Pine Drive</div> <div>Estero, Florida 33928</div> <div>Attorney for Personal Representative: GEORGE B. KOZOL, ESQ.</div> <div>Attorney for Personal Representative Florida Bar Number: 270751</div> <div>Kozol Asset Protection</div> <div>23150 Fashion Drive, Ste 231</div> <div>Estero, Florida 33928-2568</div> <div>Telephone: (239) 266-5671</div> <div>E-Mail: george@kozolassetprotection.com</div> <div>June 6, 13, 2025</div> <div>25-02061L</div> |
| <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL DIVISION:</div> <div>CASE NO.: 24-CA-000173</div> <div>U.S. BANK NATIONAL ASSOCIATION,</div> <div>Plaintiff, vs.</div> <div>JOHN P. KATZ A/K/A JOHN PATRICK KATZ; UNKNOWN SPOUSE OF JOHN P. KATZ A/K/A JOHN PATRICK KATZ; WENDY KATZ A/K/A WENDY CAROLINE BASTOS A/K/A WENDY C. KATZ A/K/A WENDY CAROLINE FESSLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,</div> <div>Defendants.</div> <div>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 10 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</div> <div>LOTS 32 AND 33, BLOCK 2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>PROPERTY ADDRESS: 3209 NW 2ND PL, CAPE CORAL, FL 33993</div> <div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div> <div>Dated this day of 06/02/2025</div> <div>KEVIN C. KARNES</div> <div>Clerk Of The Circuit Court</div> <div>(SEAL) By: N. Wright Angad</div> <div>Deputy Clerk</div> <div>Submitted by:</div> <div>De Cubas & Lewis, P.A.</div> <div>PO Box 5026</div> <div>Fort Lauderdale, FL 33310</div> <div>Telephone: (954) 453-0365</div> <div>Facsimile: (954) 771-6052</div> <div>Toll Free: 1-800-441-2438</div> <div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div> <div>eservice@decubaslewis.com</div> <div>23-02644</div> <div>June 6, 13, 2025</div> <div>25-02041L</div> | <div>SECOND INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY</div> <div>GENERAL JURISDICTION</div> <div>DIVISION</div> <div>CASE NO. 25-CA-001441</div> <div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</div> <div>Plaintiff, vs.</div> <div>MILLINCIA ZANDERS, et al.,</div> <div>Defendant.</div> <div>To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WALLACE E. NEAL A/K/A WALLACE NEAL A/K/A WALLACE EDWARD NEAL A/K/A EDWARD NEAL WALLACE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS</div> | <div>SECOND INSERTION</div> <div>ADDRESS: UNKNOWN</div> <div>TAMIKA BOND</div> <div>42 BELLEVIEW TERRACE, COLLINGSWOOD, NJ 08108</div> <div>UNKNOWN SPOUSE OF TAMIKA BOND</div> <div>42 BELLEVIEW TERRACE, COLLINGSWOOD, NJ 08108</div> <div>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</div> <div>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</div> <div>LOT 7, BLOCK 56, UNIT 6, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 96, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins,</div> | <div>SECOND INSERTION</div> <div>Folio ID: 10502438</div> <div>STRAP: 07-44-24-C4-03587.0030</div> <div>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.</div> <div>DATED this 06/03/2025.</div> <div>KEVIN C. KARNES,</div> <div>CLERK OF COURT</div> <div>(SEAL) BY: N. Wright Angad</div> <div>Deputy Clerk</div> <div>Clayton T. Osteen, Esq.</div> <div>Patrick S. Bickford, Esq.</div> <div>costeen@ausley.com</div> <div>pbickford@ausley.com</div> <div>Ausley & McMullen, P.A.</div> <div>123 S. Calhoun Street</div> <div>Tallahassee, FL 32301</div> <div>Attorney for Plaintiff</div> <div>June 6, 13, 2025</div> <div>25-02067L</div> | <div>SECOND INSERTION</div> <div>Parcel 2:</div> <div>Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2").</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 14, 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.</div> <div>DATED this 6th day of June 2025.</div> <div>Kevin C. Karnes</div> <div>Clerk of the Circuit Court</div> <div>(SEAL) BY: K Shoap</div> <div>As Deputy Clerk</div> <div>J.D. Manzo, of Manzo & Associates, P.A.,</div> <div>Plaintiff's attorney,</div> <div>4767 New Broad Street,</div> <div>Orlando, FL 32814,</div> <div>telephone number (407) 514-2692</div> <div>June 6, 13, 20, 27, 2025</div> <div>25-02065L</div> | <div>SECOND INSERTION</div> <div>Parcel 2:</div> <div>Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2").</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 14, 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.</div> <div>DATED this 6th day of June 2025.</div> <div>Kevin C. Karnes</div> <div>Clerk of the Circuit Court</div> <div>(SEAL) BY: K Shoap</div> <div>As Deputy Clerk</div> <div>J.D. Manzo, of Manzo & Associates, P.A.,</div> <div>Plaintiff's attorney,</div> <div>4767 New Broad Street,</div> <div>Orlando, FL 32814,</div> <div>telephone number (407) 514-2692</div> <div>June 6, 13, 20, 27, 2025</div> <div>25-02066L</div> |

Q&A

Answers

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.

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

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Rarely do consumers specifically search online for public notices.



LV18237_V22

ACTIONS / SALES

| SECOND INSERTION | | |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-2365 DAVID M. CARNEY AND DEBORAH A. CARNEY, Plaintiffs, vs. CARRINGTON BARRS, UNKNOWN HEIRS OF CARRINGTON BARRS, and SOUTH FLORIDA WATER MANAGEMENT DISTRICT, Defendants. TO: CARRINGTON BARRS AND UN- KNOWN HEIRS OF CARRINGTON BARRS. YOU ARE HEREBY NOTIFIED that a quiet title action involving the follow- ing property: See Exhibit "A" attached hereto Strap Number: 24-43-27-00- 00001.0020 EXHIBIT "A" All that part of the East one-half of the East one-half of the East one-half of the Northeast one- quarter of Section 23, Township 43 South, Range 27 East, Lee County, Florida, lying Northerly of the North right of way line of the Caloosahatchee River Canal, as shown on the map or plat thereof, as recorded in Plat Book 8, Page 51 and Southerly of the following specifically described line: From a railroad spike marking the Northwest (NW) corner of said Section 24, bear South 0°12'22" East, along the West line of said Section 24, a distance of 2283.54 feet to the Point of Be- ginning; thence North 64°00'10" East, a distance of 199.86 feet to the point of curvature of a curve to the right, with a radius of 1320 feet; thence in an Easterly direction along the arc of said curve to an intersection with said creek known as Millers Gully and the end of the specifically described line.</p> | <p>Lee County, Florida, lying West of a creek known as Millers Gul- ly, lying Northerly of the North right of way line of the Caloosa- hatchee River Canal, as shown on the map or plat thereof, as recorded in Plat Book 8, Page 51 and Southerly of the following specifically described line: From a railroad spike mark- ing the Northwest (NW) corner of said Section 24, bear South 0°12'22" East, along the West line of said Section 24, a distance of 2283.54 feet to the Point of Be- ginning; thence North 64°00'10" East, a distance of 199.86 feet to the point of curvature of a curve to the right, with a radius of 1320 feet; thence in an Easterly direction along the arc of said curve to an intersection with said creek known as Millers Gully and the end of the specifically described line.</p> | |
| | <p>has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, RO- LAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose ad- dress is 2222 Second Street, Fort My- ers, Florida 33901, on or before July 14, 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 de- manded in the Complaint.</p> | |
| | <p>WITNESS my hand and seal of this Court on 06/03/2025</p> | <p>KEVIN C. KARNES Clerk of Courts (SEAL) By: N Wright Angad Deputy Clerk</p> |
| | <p>Stephen W. Dommerich Aloia, Roland, Lubell & Morgan, PLLC 2222 Second Street Fort Myers, Florida 33901 (239) 791-7950 sdommerich@lawdefined.com June 6, 13, 20, 27, 2025</p> | <p>25-02060L</p> |

| SECOND INSERTION | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-004385 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. YINET HERRAN; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; FLORIDA WINDOW & DOOR; STONEYBROOK AT GATEWAY MASTER ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILSON CRUZ A/K/A WILSON JOSE CRUZ A/K/A WILSON J. CRUZ; KENIA ISSE, 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.real foreclose.com at, 9:00 AM on the 31 day of July, 2025, the following described property as set forth in said Final Judg- ment, to wit:</p> | <p>THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 26 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 12858 IVORY STONE LOOP, FORT MYERS, FL 33913 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING 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 06/02/2025</p> | |
| | <p>KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk</p> | |

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| <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01607 June 6, 13, 2025</p> | <p>25-02051L</p> |
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| SECOND INSERTION | | |
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| <p>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PRO- CEEDING 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 fol- lowing Timeshare Ownership Interest at Coconut Plantation described as: Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Ex- hibit A-Type) Coconut Planta- tion, a Condominium (the 'Con- dominium'), 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: Sell Timeshare, LLC, a Florida Limited Liability C, 8617 Saint Marino Blvd, Or- lando, FL 32836; WEEK: 23; UNIT: 5365; TYPE: Annual; TOTAL: \$5,529.59; PER DIEM: \$2.21; NOTICE DATE: May 22, 2025 The default giving rise to these proceed- ings is the failure to pay condominium</p> | <p>assessments and dues resulting in a Claim of Lien encumbering the Time- share 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 inter- est 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 (calcu- lated by multiplying (See Exhibit A Per 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 pro- ceeding. Said funds for cure or redemp- tion must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zepetello, 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 June 6, 13, 2025</p> | <p>25-02047L</p> |

| SECOND INSERTION | | |
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| <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-001211 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-HE4 ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff, -vs- LANARD IVERY; UNKNOWN SPOUSE OF LANARD IVERY; RODNEY S. IVERY; UNKNOWN SPOUSE OF RODNEY S. IVERY; S.B.B.B. A/K/A SBBB, LLC; ALL OUT BAIL BONDS, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CHARLETHA K. MASTER; CLERK OF COURT OF LEE COUNTY, FLORIDA, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclo- sure dated the 3rd day of March, 2025, entered in the above captioned action, Case No. 24-CA-001211, the Clerk of the Circuit Court, KEVIN C. KARNES, will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on July 10, 2025, at www. lee.realforeclose.com, the following described property as set forth in said final judgment, to-wit:</p> | <p>LOT 7, BLOCK D, JEFFCOTTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Property Address: 2254 DORA STREET, FORT MYERS, FL 33901 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG- MENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. DATED this 05/29/2025</p> | |
| | <p>KEVIN C. KARNES Clerk, Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk</p> | |

Submitted by: Weitz & Schwartz, P.A,
Attorneys for Plaintiff
900 SE 3rd Ave, Suite 204,
Ft. Lauderdale, FL 33316
Telephone: (954) 468-0016
Fax: (954) 468-0310
stevenweitz@weitzschwartz.com
June 6, 13, 2025

| SECOND INSERTION | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION CASE NO.: 23-CA-009146 TH MSR HOLDINGS LLC, Plaintiff, vs. ESTATE OF ALVIN JAMES GODFREY; UNKNOWN HEIRS OF ALVIN JAMES GODFREY, et al., Defendants. NOTICE OF SALE IS HEREBY GIV- EN pursuant to the Final Judgment of Foreclosure entered on May 28, 2025, in Case No. 23-CA-009146 of the Cir- cuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff, and : ESTATE OF ALVIN JAMES GODFREY, UNKNOWN HEIRS OF ALVIN JAMES GOD- FREY, BRENDA GODFREY, ALLEN GODFREY, and CONNIE GODFREY are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 28th day of August 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:</p> | <p>LOT 7, BLOCK 56, UNIT 11, LEELAND HEIGHTS A SUBDIVISION OF LEHIGH ACRES, SECTION 32, TOWN- SHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RE- CORDED IN PLAT BOOK 12, PAGE 51, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 802 Taylor Lane, Lehigh Acres, Florida 33936 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds 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, Sec- tion 45.031. Dated: 05/30/2025</p> | |
| | <p>Kevin Karnes Clerk of Court, Lee County (SEAL) By: N. Wright Angad Deputy Clerk of Court</p> | |

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| <p>SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252, E-mail: pleadings@sokrem.com, Counsel for Plaintiff June 6, 13, 2025</p> | <p>25-02028L</p> |
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| SECOND INSERTION | | |
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| <p>CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No. 24-CA-005547 Honorable Judge: Laboda, Alane Cheryl PLANET HOME LENDING, LLC Plaintiff, vs. JOHN J. DESROSIERS; JENNIFER DESROSIERS; UNKNOWN SPOUSE OF JENNIFER DESROSIERS; GARY DESROSIERS; BARBARA DESROSIERS; CORAL LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated May 27, 2025 in the above-styled cause, I Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.real foreclose.com at 9:00 A.M. on October 09, 2025 the following described prop- erty:</p> | <p>LOT 42, BLOCK 7048, CORAL LAKES PHASE D, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2005000004208, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL ID: 30-43-24-C1- 00848.0420 COMMONLY KNOWN AS: 2573 DEERFIELD LAKE CT, CAPE CORAL, FL 33909. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated this May 30, 2025. 05/30/2025 Kevin Karnes, Clerk of Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk of Court MATTHEW T. WASINGER, ESQ. WASINGER LAW OFFICE, PLLC 605 E. ROBINSON ST. SUITE 730 ORLANDO, FL 32801 MATTW@WASINGERLAWOFFICE. COM June 6, 13, 2025</p> | |
| | <p>25-02029L</p> | |

| SECOND INSERTION | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-003278 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. JENNA RANDALL, AS GUARDIAN OF THE PERSON AND PROPERTY OF ISABELLA PARLAVECCHIO, A MINOR ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment of Foreclosure dated the 30th day of May, 2025, and entered in Case No. 24-CA-003278 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mort- gage LLC is the Plaintiff and JENNA RANDALL, AS GUARDIAN OF THE PERSON AND PROPERTY OF ISA- BELLA PARLAVECCHIO, A MINOR; UNKNOWN SPOUSE OF JENA RANDALL; LAKEWOOD VILLAGE RECREATION ASSOCIATION, INC.; LAKEWOOD VILLAGE SECTION II RESIDENTS' ASSOCIATION, INC.; and UNKNOWN TENANTS IN POS- SESSION OF THE SUBJECT PROP- ERTY N/K/A VINCENT PALAVEC- CHIO are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 17th day of July 2025, the following described property as set forth in said Final Judgment, to wit:</p> | <p>LOT 48, LAKEWOOD VIL- LAGE, ACCORDING TO THE PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 76, PAGES 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this day of 06/03/2025.</p> | |
| | <p>Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk</p> | |

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| <p>Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 24FL935-0006 June 6, 13, 2025</p> | <p>25-02057L</p> |
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| SECOND INSERTION | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003951 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, v. TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER; 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 pursu- ant to an Order dated June 2, 2025 en- tered in Civil Case No. 22-CA-003951 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein CARRINGTON MORTGAGE SERVICES, LLC, Plain- tiff and TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER N/K/A PAIGE RICHARDSON are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bid- der for cash beginning at 9:00 AM at www.lee.realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on June 26, 2025 the following</p> | <p>described property as set forth in said Final Judgment, to-wit: LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVI- SION, UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 3024 NW 6th Pl, Cape Coral, FL 33993 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. 06/03/2025</p> | |
| | <p>Kevin C. Karnes Clerk of the CIRCUIT COURT Lee County, Florida (SEAL) N. Wright Angad DEPUTY CLERK OF COURT</p> | |

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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 25-CA-002440 Judge: Michael T. McHugh SABINE BURSTEIN, an individual, Plaintiff, v. THE UNKNOWN HEIRS OF KARL BURSTEIN, and all others claiming by, through or under KARL BURSTEIN, Defendants. TO: THE UNKNOWN HEIRS OF KARL BURSTEIN Last Known Addresses: Unknown YOU ARE NOTIFIED that an ac- tion to quiet title on the following property in Lee County, Florida: Lot 5, Block 15, Unit 12, COUN- TRY CLUB ESTATES, SEC- TION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 15, Pages 104 through 115, Public Records of Lee County, Florida. Parcel ID: 34-44-27-L4- 00015.0050 Address: 1418 Scenic Street, Le- high Acres, FL 33936 (the "Property"). has been filed against you and you are required to serve a copy of your writ- ten defenses by the Lee County Clerk | | | |
| 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 cer- tificate 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 De- scription 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01828L | | 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 cer- tificate 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 Descrip- tion 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01832L | | Tax Deed #:2025000112 NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULT- ING 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 prop- erty and the name(s) in which it was assessed are as follows: Certificate Number: 20-041675 Year of Issuance 2020 Descrip- tion of Property LOT 19, BLOCK E, CARVER PARK, ACCORD- ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 87 AND 88, PUBLIC RECORDS OF LEE COUN- TY, FLORIDA Strap Number 19-44-25-P2-0050E.0190 Names in which assessed: DAVID L YOUNG, JACQUELINE HAMILTON, LARRY FELTON, MAYBELLE JOHNSON, WIL- BERT FELTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01836L | | 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 cer- tificate 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 Descrip- tion 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 ZAN- DER, CARL ZANDER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01827L | | | | | |
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| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | | NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case File: 25-CA-1343 Division: Civil CAPE HOLDINGS ENTERPRISES, INC., a Florida corporation, Plaintiff(s), v. GRANTSG, LLC, et al., Defendant(s), TO: GRANTSG, LLC, 9 Dairy Farm Road, #06-03, Singapore 679038, Republic of Singapore, OHAMMED SAAD M AL HARTHY, 8333 Tamarack Drive, Florence, KY 41042, ALLAN LEE, 385 County Road 218, Marengo, OH 43334, BRENDA L. LEE, 385 County Road 218, Marengo, OH 43334, INVESTMENT RETRIEVERS, INC., 950 Glenn Drive, Suite 160, Folsom, CA 95630, THERESA M. WILLIAM- SON, 3277 Fox Chase Circle N #110, Palm Harbor, FL 34683, WILLIAM J. MOSHER, 1523 Aren Avenue, Clear- water, FL 34615, JAMES M. MOSHER, 10 Glen Road, San Anselmo, CA 94960, MICHAEL B. MOSHER, 217 E. Santa Barbara Road, Lindenhurst, NY 11757, EUGENE ROBINSON, JR., 16411 N.W. 37 th Court, Miami, Florida 33054, KR- ISHEL ANNE PANTON, 20110 NW 34 th Avenue, Opa Locka, FL 33056, JOHN GILPIN, Address Unknown, ROBERT R. MASTERS, 4035 Teak Circle, Naperville, IL 60564, EILEEN M. MASTERS, 4035 Teak Circle, Na- perville, IL 60564, HUMBERTO O. ROMERO, 735 Ocean Avenue, #1E, Brooklyn, NY 11226, HELEN ZAISS, 5609 Hickory Stick, Burlington, IA 52601, JAYPAL REDDY SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, SMITHA SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, if alive, or if dead, whether active or inactive, their un- known spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or de- mand against the Defendant(s) in re- gards to the following described prop- erty in Lee County, Florida: LOT 5, BLOCK 15, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 4, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 2, BLOCK 32, UNIT 2, LEHIGH PARK, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 12, BLOCK 11, UNIT 2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, REPLAT OF SECTION 12, ACCORDING TO THE MAP OR PLAT THERE- OF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 3, BLOCK 29, UNIT 5, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SEC- TION IN SECTION 16, TOWN- SHIP 44 SOUTH, RANGE 26 | | | |
| 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 cer- tificate 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 Descrip- tion of Property LOT 3, BLOCK 2654A, UNIT 38, CAPE COR- AL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87- 99, INCLUSIVE, OF THE PUB- LIC RECORDS OF LEE COUN- TY, FLORIDA. Strap Number 02-44-23-C1-02654.A030 Names in which assessed: ALMA STAHLX, WARD STAHL- LY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01831L | | 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 Descrip- tion 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, IN- CLUSIVE, 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01825L | | Tax Deed #:2025000113 NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULT- ING 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 prop- erty and the name(s) in which it was assessed are as follows: Certificate Number: 19-028966 Year of Issuance 2019 Des- cription of Property LOT 52, BLOCK 4185, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE- CORDED 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, DAR- LINE PIRMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01833L | | Tax Deed #:2025000110 NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULT- ING 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 prop- erty and the name(s) in which it was assessed are as follows: Certificate Number: 20-009738 Year of Issuance 2020 Des- cription 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01834L | | | | | |
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| 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 cer- tificate 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 Descrip- tion of Property LOT 40, BLOCK 2714A, UNIT 39, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, IN- CLUSIVE, 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01829L | | 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 Descrip- tion of Property LOT 8, BLOCK 43, UNIT 5, SECTION 11, LE- HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 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 LO- PEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01824L | | 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 cer- tificate 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 Des- cription of Property LOT 36, BLOCK 2220, CAPE CORAL SUBDIVISION UNIT 33, AC- CORDING 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 accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real- taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. May 23, 30; Jun. 6, 13, 2025 25-01830L | | 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: 19-00455 | | | | | |