\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

**PAGES 17-36 JUNE 20 - JUNE 26, 2025** 

# LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### FIRST INSERTION

### PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135 July 10th, 2025 at 12:30 PM Zhane Nash

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

June 20, 27, 2025 25-02197L

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SOUTHWEST FLORIDA AIR QUAL-ITY located at 5570 Enterprise Pkwy., in the County of LEE, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Naples, Florida, this 12th day of June, 2025. ELEVATE HOME SERVICES, LLC a Delaware limited liability company, registered to do business in Florida as Elevate HVAC, LLC d/b/a Elevate

June 20, 2025

25-02213L

# FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of El Sueno Global Ventures located at 2500 Edwards Dr. Apt 1608 in the City of Fort Myers, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2025. Brian Lavey

June 20, 2025

25-02240L

# FIRST INSERTION

# Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Luckybird Homes located at 1813 Collier Avenue in the City of Fort Myers, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of

State, Tallahassee, Florida.
Dated this 11th day of June, 2025. American Dream Builders of Southwest Florida, Inc. David Allgood, President

June 20, 2025

25-02200L

# FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SEA AIR OF LEE COUNTY located at 5570 Enterprise Pkwy., in the County of LEE, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee Florida

Dated at Naples, Florida, this 12th day of June, 2025. ELEVATE HOME SERVICES, LLC

a Delaware limited liability company, registered to do business in Florida as Elevate HVAC, LLC d/b/a Elevate Home Services

25-02215L June 20, 2025

# **PUBLISH YOUR LEGAL NOTICE**

# FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of GENERAL AIR & PLUMBING located at 5570 Enterprise Pkwy., in the County of LEE, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tal-

Dated at Naples, Florida, this 12th day of June, 2025. ELEVATE HOME SERVICES, LLC a Delaware limited liability company, registered to do business in Florida as Elevate HVAC, LLC d/b/a Elevate

Home Services June 20, 2025

# FIRST INSERTION

25-02214L

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 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Emily Cobb unit #00271; Susan Chastain unit #01016; Shanna Miller unit #01046; Andrew Conlyn unit #3285. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See

manager for details June 20, 27, 2025

# 25-02199L

### FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in busi-ness under the Fictitious Name of Of Eden & Eye located at 11422 Stratham Loop in the City of Estero. Lee County. FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 16th day of June, 2025. Elle Fales 25-02241L

June 20, 2025

# FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BIMINI BASIN SEAFOOD & COCKTAILS located at 458 TUDOR DR in the City of CAPE CORAL, Lee County, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of June, 2025. BIMINI BASIN SEAFOOD & COCKTAILS #137, LLC

GRANT PHELAN June 20, 2025

25-02270L

# FIRST INSERTION

# PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 July 10th, 2025 at

# Rosa Rivero

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

25-02235L

### FIRST INSERTION Fictitious Name Notice

### Notice Is Hereby Given that Lee Health System, Inc., 8931 Colonial Center Drive, Suite 401, Fort Myers, FL 33905. desiring to engage in business under

the fictitious name of Cancer Support Community Lee Health Cancer Institute, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. June 20, 2025

25-02266L

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cohen & Shaw located at 5237 Summerlin Commons Blyd Suite#440 in the City of Ft. Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of June, 2025.

Prime Recovery LLC Vincent Bianco

### June 20, 2025 25-02246L

### FIRST INSERTION Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jocealynn Shannon unit #106; Justin Pearce unit #702. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 20, 27, 2025 25-02198L

### FIRST INSERTION

# NOTICE OF PUBLIC SALE

Power Stroke Performance Specialties, LLC gives notice and intent to sell for non-payment of labor, service and fees the following vehicle on 7/22/2025 at 8:30 am at 5660 Division Rd, Fort Myers, FL 33905. Please call (239) 338-8137 to arrange payment of \$1,129 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids. 2003 FORD

VIN# 1FDXW47P23ED85023

# --- TAX DEEDS ---

# FIRST INSERTION

# NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000250 NOTICE IS HEREBY GIVEN that

Frank J. Celsnak & Marlene J Tr Utd 12/27/91 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: 23-06569 Year of Issuance 2023 Description of Property UNIT NO. H-3 OF CYPRESS LAKES MANOR CONDOMINIUM, A CON-DOMINIUM, ACCORDING
TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS BOOK 510, PAGE 337 AND OFFICIAL RECORDS BOOK 531, PAGE 218, AND ALL EX-HIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDI-VIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO Strap Number 22-45-24-20-0000H.0030

Names in which assessed: TERRI MARIE HUGHES

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025 25-02173L

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Morning 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: 23-00133 Year of Issuance 2023 Description of Property LOT (S) 67 AND 68, BLOCK 5441, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05441.0670

Names in which assessed: MOZZ 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02162L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Morning 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

Certificate Number: 23-00948 Year of Issuance 2023 Description

of Property LOTS 6, 7 AND 8, BLOCK 5086, UNIT 80, CAPE

CORAL, ACCORDING TO THE

MAP OR PLAT THEREOF ON

FILE AND RECORDED IN

THE OFFICE OF THE CLERK

OF THE CIRCUIT COURT, IN PLAT BOOK 22, PAGES

140 THROUGH 159, INCLU-

SIVE, PUBLIC RECORDS OF

LEE COUNTY, FLORIDA. Strap Number 28-43-23-C4-

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 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

05086.0060

Names in which assessed

NICOLE RIVEROS

it was assessed are as follows:

Tax Deed #:2025000270

# --- TAX DEEDS ---

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

NOTICE IS HEREBY GIVEN that Morning 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: 23-00134 Year of Issuance 2023 Description of Property LOTS 75 & 76, BLOCK 5441, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT PLAT BOOK 24, PAGE(S) 12 TO 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05441.0750 Names in which assessed:

V & G BUILDERS INC, V&G BUILDERS 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02163L

# FIRST INSERTION

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

Tax Deed #:2025000144 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

of Issuance 2023 Description of Property LOT 1 & LOT 2, IN BLOCK 77, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, AT PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSUR-FACE RIGHTS. Strap Number 36-44-26-L4-08077.0010

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

# FIRST INSERTION

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

Tax Deed #:2025000267 NOTICE IS HEREBY GIVEN that Morning 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: 23-01156 Year of Issuance 2023 Description of Property LOT 23, BLOCK 4104, UNIT 57, CAPE CORAL SUBDI-VISION, ACCORDING TO THE PLATTHEREOF AS RECORD-ED IN PLAT BOOK 19, PAGES 124 THROUGH 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C1-04104.0230

Names in which assessed: CAROLA R LANG

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

Certificate Number: 23-12041 Year

Names in which assessed: PETER FOREMAN, PETER FORE-MAN LIFE ESTATE

Jun. 20, 27; Jul. 4, 11, 2025

25-02175L

# FIRST INSERTION

# NOTICE OF APPLICATION Section 197.512 F.S.

Tax Deed #:2025000265 NOTICE IS HEREBY GIVEN that DAVID CHEON 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: 23-06568 Year of Issuance 2023 Description of Property LOT 7, BLOCK 11, CY-PRESS GARDEN VIEW, A SUB-DIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-24-08-00011.0070

Names in which assessed: RAYMOND MALCHOW

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

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

NOTICE IS HEREBY GIVEN that Morning 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:

was assessed are as follows: Certificate Number: 23-02445 Year of Issuance 2023 Description of Property LOTS 31 AND 32, BLOCK 4005, UNIT 55, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-23-C1-04005.0310

Names in which assessed: HEILIG 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02168L

### FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000291

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: 23-21168 Year of Issuance 2023 Description of Property LOT 6, BLOCK 50, UNIT 5, SECTION 24, TOWN-SHIP 45 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 18, PAGE 97, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-05-00050.0060

Names in which assessed: LAUDE WILLER

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02186L

### FIRST INSERTION NOTICE OF APPLICATION Section 197.512 F.S.

Tax Deed #:2025000249 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: 23-17074 Year of Issuance 2023 Description of Property LOT 3, BLOCK 28, UNIT 7, SECTION 26, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 26-44-27-07-00028.0030

Names in which assessed: ANTHONY SAHIN

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

### FIRST INSERTION

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

Tax Deed #:2025000302 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: 23-21690 Year of Issuance 2023 Description of Property LOT 31, BLOCK 13, UNIT 3, SECTION 27, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 126, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 27-45-27-03-00013.0310

Names in which assessed: MISTY L MCCOLMAN

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that OSAMAH HASAN ALL IN ONE

REALTOR LLC the holder of the fol-

lowing 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

Certificate Number: 23-01837 Year of Issuance 2023 Descrip-

tion of Property LOTS 53 AND

54, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION,

ACCORDING TO THE PLAT

THEREOF RECORDED IN

PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE,

PUBLIC RECORDS OF LEE

COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.

TISSA INVESTMENTS LLC, TIS-

SA INVESTMENTS, LLC, TISSA

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 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Morning 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

Certificate Number: 23-03406

Year of Issuance 2023 De-

scription of Property LOT 10

AND 11, BLOCK 4427, CAPE

CORAL, UNIT 63, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED

IN PLAT BOOK 21, PAGES 48

THROUGH 81, INCLUSIVE,

OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA

Strap Number 27-44-23-C2-

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 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02169L

Jun. 20, 27; Jul. 4, 11, 2025

Names in which assessed:

04427.0100

KERRI PEREZ

it was assessed are as follows:

25-02167L

Jun. 20, 27; Jul. 4, 11, 2025

Tax Deed #:2025000284

Names in which assessed:

A530

TRUST

it was assessed are as follows:

Tax Deed #:2025000260

Jun. 20, 27; Jul. 4, 11, 2025

25-02189L

### FIRST INSERTION

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

Tax Deed #:2025000389 NOTICE IS HEREBY GIVEN that Morning 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: 23-01676 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2494, CAPE CORAL, UNIT 36, PART 1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C4-02494.0090

Names in which assessed: TICHO REAL ESTATE LLC, VIACHESLAV SAVIN

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02166L

# FIRST INSERTION

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

Tax Deed #:2025000234 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: 23-12930 Year of Issuance 2023 Description of Property LOT 4, BLOCK 49, UNIT 4, SECTION 11, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Number 11-45-26-04-00049.0040

Names in which assessed: CRYSTAL GREEN, GAYNELL GREEN

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02180L

### FIRST INSERTION

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

Tax Deed #:2025000296 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: 23-20632 Year of Issuance 2023 Description of Property LOT 3, BLOCK 5, UNIT 1, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-01-00005.0030

Names in which assessed: JORGE A ALIAGA, JORGE ALI-AGA

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02183L

### FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000238

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: 23-22109 Year of Issuance 2023 Description of Property LOT 6, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0060

Names in which assessed: GABRIEL MENDOZA, MARTHA MENDOZA

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02190L

### FIRST INSERTION

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

Tax Deed #:2025000232 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: 23-12645 Year of Issuance 2023 Description of Property LOT 13, BLOCK 12, PLAT OF UNIT 5, LEHIGH ESTATES, SECTION 4, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00012.0130

Names in which assessed: ADRIAN ECCLESTON

Clerk of the Circuit Court & Comptrol-

25-02177L

### FIRST INSERTION

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

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:

of Issuance 2023 Description of Property LOT 8, BLOCK 86, UNIT 9, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00086.0080

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

25-02187L

### FIRST INSERTION

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

Tax Deed #:2025000240 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: 23-22112 Year of Issuance 2023 Description of Property LOT 12, BLOCK 46. UNIT 8, SECTION 36, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 147, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0120 Names in which assessed:

JOSE G CUEVAS, MARIA C CUE-VAS

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jun. 20, 27; Jul. 4, 11, 2025

25-02192L

# FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000252

NOTICE IS HEREBY GIVEN that Frank J. Celsnak & Marlene J Tr Utd 12/27/91 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: 23-08247 Year of Issuance 2023 Description of Property LOT 70, BLOCK B, MIROMAR LAKES-UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-46-25-06-0000B.0700

Names in which assessed: SOUTH GEORGIAN INVEST-MENTS INC, SOUTH GEORGIAN INVESTMENTS INC., SOUTH INVESTMENTS. GEORGIAN 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025 25-02174L

### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000264 NOTICE IS HEREBY GIVEN that

DAVID CHEON 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: 23-05643

Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 1391, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-24-C2-01391.0010 Names in which assessed:

BRIAN SIANO

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02171L

### FIRST INSERTION NOTICE OF APPLICATION

# FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025000239 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: 23-22110 Year of Issuance 2023 Description of Property LOT 7, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0070 Names in which assessed:

GABRIEL MENDOZA, MARTHA MENDOZA

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02191L

### FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000274

NOTICE IS HEREBY GIVEN that Morning 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: 23-13458 Year of Issuance 2023 Description of Property UNIT 2309. BUILD-ING 23 OF WATERFORD VII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-OF RECORDED IN OFFI-CIAL RECORDS BOOK 2496, PAGE 432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 05-48-26-B2-00823.2309 Names in which assessed: BARBARA JO GEARY

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 08/12/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02181L

### FIRST INSERTION NOTICE OF APPLICATION

### FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000266

NOTICE IS HEREBY GIVEN that Morning 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: 23-05609 Year of Issuance 2023 Description of Property LOTS 51 AND 52, BLOCK 784, UNIT 22, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 14, PAGES 1 TO 16, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00784.0510 Names in which assessed: CRAZY HEALTHY CHURCH,

THOMAS E BURCHETTA

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Jun. 20, 27; Jul. 4, 11, 2025

# FIRST INSERTION

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

Tax Deed #:2025000243 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: 23-12577 Year of Issuance 2023 Description of Property LOT 4, BLOCK 107, UNIT 12, SECTION 3, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-12-00107.0040

Names in which assessed:

YOJI SALAZAR 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 08/12/2025 at 10:00 am. by Kevin C. Karnes. Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02176L

# Tax Deed #:2025000292

Certificate Number: 23-21270 Year

Names in which assessed: J SOTO PEREZ, JACINTO SOTO PEREZ, TOMASA SOTO PEREZ

All of said property being in the County

Jun. 20, 27; Jul. 4, 11, 2025

# FIRST INSERTION

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

Tax Deed #:2025000288 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: 23-20750 Year of Issuance 2023 Description of Property LOT 6, BLOCK 49, LE-HIGH ACRES, UNIT 8, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 18. PAGE 78, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-08-00049.0060

Names in which assessed:

WRA VDL101 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 08/12/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02184L

# FIRST INSERTION

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

Tax Deed #:2025000290 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: 23-21155 Year of Issuance 2023 Description of Property LOT 15, BLOCK 39, UNIT 4, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 95, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 24-45-27-04-00039.0150 Names in which assessed:

MENTS 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

BULLDOG-REBEL

Jun. 20, 27; Jul. 4, 11, 2025

25-02185L

INVEST-

# **PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386** or email legal@businessobserverfl.com

FIRST INSERTION

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

Tax Deed #:2025000235 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: 23-21530 Year of Issuance 2023 Description of Property LOT 63, BLOCK 15, UNIT 8, SECTION 26, TOWN-SHIP 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, RE-CORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-08-00015.0630

Names in which assessed: DIAVAEH PROPERTIES LLC

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am. by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025 25-02188L

### FIRST INSERTION NOTICE OF APPLICATION

### FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000229

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: 23-12844 Year of Issuance 2023 Description of Property LOT 10, BLOCK 53, REPLAT OF TRACT B. UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 186, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS ASSESSED UNDER 10-45-26-99-04053.0100 AS DESC IN OR 4516 PG 2118. Strap Number 10-45-26-04-00053.0100 Names in which assessed:

NAZIR GHAFARY 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02179L

# FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000233

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: 23-12829 Year of Issuance 2023 Description of Property LOT 31, BLOCK 34, REPLAT OF TRACT C, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, FLORIDA, 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 26. PAGE 187, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-26-03-00034.0310

Names in which assessed:
DANIEL TEMPLETON, DAR-REL J TEMPLETON, DARREL TEMPLETON, MILES TEMPLE-TON, SONIA ARMOUR, SYLVIA

DAWSON, VANCE TEMPLETON 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02178L

FIRST INSERTION

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

Tax Deed #:2025000242 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: 23-22236 Year of Issuance 2023 Description of Property COMMENCING AT A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST ON THE WEST LINE OF SEC-TION 1, 1123.68 FEET TO A STEEL PIN, THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 979.67 FEET TO A STEEL PIN ON THE CENTERLINE OF A 60 FOOT EASEMENT, THE POINT OF BEGINNING; CONTINUE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 244.54 FEET TO A STEEL PIN, THENCE NORTH 00 DE-GREES 26 MINUTES 10 SEC-ONDS WEST, 1069.37 FEET TO A STEEL PIN, THENCE SOUTH 89 DEGREES 45 MIN-UTES 00 SECONDS WEST, 244.54 FEET TO A STEEL PIN, THENCE SOUTH 00 DE-GREES 26 MINUTES 10 SEC-ONDS EAST 1068.80 FEET TO A STEEL PIN, THE POINT OF BEGINNING, Strap Number 01-46-27-00-00001.0110

Names in which assessed: MIGUEL A RODRIGUEZ, MIGUEL RODRIGUEZ JR

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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 20, 27; Jul. 4, 11, 2025

25-02193L

# --- **ESTATE** ---

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-1854 IN RE: ESTATE OF SUSAN CAROL STEWART a/k/a SUSAN C. STEWART, Deceased.

The administration of the estate of Susan Carol Stewart a/k/a Susan C. Stewart, deceased, whose date of death was April 20, 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

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

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

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

The date of first publication of this notice is June 20, 2025.

### Shanna Romano Personal Representative 407 5th Avenue NE

Largo, FL 33770 Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoral attorney.com

court filings@cape coral attorney.com

25-02244L

June 20, 27, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File no. 25-CP-001578

LEE COUNTY

IN RE: ESTATE OF LINDA SMITH BALLARD, Deceased.

FIRST INSERTION

The administration of the estate of Linda Smith Ballard, 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 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

### Personal Representative: Kathryn Marie Winfrey 1202 NE 102nd Ct.

Kansas City, Missouri 64155 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com 25-02211L June 20, 27, 2025

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY FLORIDA

PROBATE DIVISION

File Number: 25-CP-001455

IN RE: ESTATE OF

Ehsanollah Afshani,

a/k/a Ehsanollah Afshani, M. D.

Deceased.

The administration of the estate of

Ehsanollah Afshani, also known as

Ehsanollah Afshani, M.D., deceased,

whose date of death was December 10,

2023, is pending in the Circuit Court

for Lee County, Florida, Probate Divi-

sion, the address of which is Lee Jus-

tice Center, 1700 Monroe Street, Fort

Myers, Florida 33901. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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,

OF THIS NOTICE ON THEM.

ney are set forth below.

FIRST INSERTION

NOTICE TO CREDITORS CIRCUIT COURT - 20TH JUDICIAL CIRCUIT - LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-1812 IN RE: ESTATE OF JOHN P. COSTELLO, Deceased.

The administration of the estate of John P. Costello, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal 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 Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 20, 2025.

### Personal Representative: Maria J. Costello 81717 Largo Mar Dr.

Estero, FL 33967 Attorney for Personal Representative: William M. Burke E-mail: wburke@cyklawfirm.com Florida Bar Number: 0967394 Coleman, Yovanovich & Koester, P.A. 4001 Tamiami Trail, Suite 300 Naples, FL 34103 Telephone: (239) 435-3535 Fax: (239) 435-1218 25-02225L June 20, 27, 2025

Florida Statutes. The written demand

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

MORE AFTER THE DECEDENT'S

Personal Representative:

Camille A. Afshani

341 Troy Del Way Williamsville, New York 14221

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is June 20, 2025.

LIPPES MATHIAS LLP

Alessandro A. Apolito

Mark D. Canfield

/s/ Alessandro A. Apolito

Florida Bar Number: 84864

Jacksonville, Florida 32256

Telephone: (904) 660-0020

E-Mail: aapolito@lippes.com

E-Mail: mcanfield@lippes.com

Secondary E-Mail: llagle@lippes.com

Fax: (904) 660-0029

Secondary E-Mail:

June 20, 27, 2025

mbrodhurstdavis@lippe

Florida Bar Number: 1024997

10151 Deerwood Park Boulevard Building 300 - Suite 300

The date of first publication

must be filed with the clerk.

FIRST INSERTION

NOTICE.

BARRED.

### FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1295 Division Probate IN RE: ESTATE OF JOACHIM POTTHOFF

Deceased. The administration of the estate of JOACHIM POTTHOFF, deceased, whose date of death was June 24, 2021, 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 name and address 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.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

# Personal Representative: Heidrun Thornton 5905 Tarpon Gardens Circle, Unit 201

Cape Coral, Florida 33914 Attorney for Personal Representative: Darrin R. Schutt, Esq., Attorney Florida Bar Number: 886830 SCHUTT LAW FIRM PA 12601 New Brittany Boulevard Fort Myers, Florida 33907 Telephone: (239) 540-7007 Fax: (239) 791-1080 E-Mail: darrin.schutt@schuttlaw.com Secondary E-Mail: briana@schuttlaw.com June 20, 27, 2025 25-02204L

### FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File Number: 25-CP-001320 Division: Probate IN RE: ESTATE OF KURT GREGORY SWANSON Deceased.

The administration of the estate of KURT GREGORY SWANSON, deceased, File Number: 25-CP-001320, whose date of death was February 9. 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2120 Main 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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.

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

The date of first publication of this notice is: June 20, 2025. Personal Representative

### Maxwell Swanson 9033 Lamkin Cir Labelle, FL 33935 863-301-1356

Attorney for Personal Representative Monica M. Cabrera, Esq The Florida Probate and Family Law Firm 2600 S. Douglas Rd Suite 502 Coral Gables, FL 33134 305-677-5119 Monica@flpfl.com Service@flpfl.com June 20, 27, 2025

25-02209L

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001722 **Division Probate** IN RE: ESTATE OF

RICHARD NICHOLAS RECINIELLO A/K/A RICHARD N. RECINIELLO

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER Deceased. The administration of the estate of Richard Nicholas Reciniello a/k/a NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

Richard N. Reciniello, deceased, whose date of death was November 19, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 20, 2025.

# Personal Representative: Dorothy L. Reciniello 38 S. 17 St

New Hyde Park, NY 11040 Attorney for Personal Representative: Kelly L. Fayer, Esq. Attorney for Personal Representative Florida Bar Number: 0121126 12601 World Plaza Lane, Suite 2, Bldg. 52 Fort Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 415-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com 25-02205L June 20, 27, 2025

# SAV

25-02210L

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LEE COUNTY

### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001036 IN RE: ESTATE OF MOHAMMAD FARES ABUAJAQ,

Deceased. The administrator of the estate of MOHAMMAD FARES ABUAJAQ, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr., Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the person 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.

The personal representative has no duty to discovery whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732, 2211. Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SEC-TION 733.702 WILL BE FOREVER

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 20, 2025.

# FARES ABUAJAQ Personal Representative JOHN D. ROBINSON, ESQ.

Attorney for Estate Florida Bar No. 0389900 Dean, Ringers, Morgan & Lawton, P.A. P.O. Box 2928 Orlando, FL 32802-2928 Tel: 407-422-4310 Fax: 407-648-0233 JRobinson@drml-law.com Michelle@drml-law.com Maria@drml-law.com For E-Service Only: JDReservice@drml-law June 20, 27, 2025 25-02227L

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001691 IN RE: ESTATE OF

FIRST INSERTION

RUTH BULANDA, a/k/a RUTH T. BULANDA Deceased.

The administration of the estate of Ruth Bulanda, deceased, whose date of death was April 3, 2025, 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.

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

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.

 ${\bf ALL\,CLAIMS\,NOT\,FILED\,WITHIN}$ THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 20, 2025.

Ann M. Hotaling 1100 Imperial Drive, Unit 608 Sarasota, Florida 34236 Personal Representative

Rachel L. Loiacono E-mail Addresses: rachel@thebwlaw.com Florida Bar No. 1044073 Breakwater Law, PLLC 2500 Tamiami Trail N, Suite 220 Naples, Florida 34103 Telephone: (239) 488-4466 Attorneys for Personal Representative June 20, 27, 2025 25-02226L

### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-001781 IN RE: ESTATE OF RICHARD H. BEHRMANN

Deceased. The administration of the Estate of Richard H. Behrmann, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025.

### Personal Representative: Timothy R. Behrmann

8 Wall Street Glen Head, NY 11545 Attorney for Personal Representative: Carol R. Sellers Florida Bar Number: 893528

3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com

25-02203L June 20, 27, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001865 Division Probate IN RE: ESTATE OF

LYNN MAUREEN MURGATROYD

Deceased.

The administration of the estate of Lynn Maureen Murgatroyd, deceased, whose date of death was April 7, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 20, 2025.

### Personal Representative: Joan Farrington 424 SE 17th Street

Cape Coral, Florida 33990 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 20, 27, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-001195 IN RE: ESTATE OF ROSA M. GALE, Deceased

The administration of the estate of ROSA M. GALE, 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

### Signed by: Moises Alvarado Moises Alvarado Petitioner

/s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Personal Representative Florida Bar Number: 105539 Burandt, Adamski, Feichthaler & Sanchez, PLLC 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Telephone: (239) 542-4733 Fax: (239) 542-9203

courtfilings@capecoralattorney.com June 20, 27, 2025 25-02245L

E-Mail: alvaro@capecoralattorney.com

Secondary E-Mail:

### FIRST INSERTION

**JUNE 20 - JUNE 26, 2025** 

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1803 IN RE: ESTATE OF JANET KENDZIOR Deceased.

The administration of the estate of Janet Kendzior, deceased, whose date of death was May 10, 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 20, 2025.

# Personal Representative: **Bradley F. Kendzior** 789 Congress Hill Road

Franklin, Pennsylvania 16323 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt, P.A.

3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com June 20, 27, 2025 25-02252L

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-1665 Division: Probate IN RE: ESTATE OF JUDITH M. O'CONNOR,

**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 Judith M. O'Connor, deceased, File Number 25-CP-1665, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was March 3 2025; that the total value of the Estate is \$10,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address Scott D. Uhlman P.O. Box 4010 Brockton, MA 002303 ALL INTERESTED PERSONS ARE

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

THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED

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

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

The date of first publication of this Notice is June 20, 2025.

### **Person Giving Notice:** Scott D. Uhlman P. O. Box 4010

Brockton, MA 02303 Attorney for Person Giving Notice: Kevin A. Kvle Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 01069721.DOC/1

June 20, 27, 2025

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-1620 **Division Probate** IN RE: ESTATE OF SHEILA WILSKER A/K/A SHEILA LOIS WILSKER Deceased.

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

You are hereby notified that an Order Admitting Will to Probate and of Summary Administration has been entered in the estate of Sheila Wilsker a/k/a Sheila Lois Wilsker, deceased, File Number 25-CP-001620, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was April 2, 2025; that the total value of the estate is \$3000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Alan Wilsker 6605 Huntington Lakes Circle #202, Naples, FL 34119 Scott Wilsker 3672 Valle Santa Circle, Cape Coral, FL 33909 Jaime Maurer 5221 SW 18th Avenue Cape Coral, FL 33914 5245 SW 18th Avenue,

Cape Coral, FL 33914 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. NOTWITH-STANDING 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 20, 2025 Person Giving Notice: Jaime Maurer a/k/a Jaimie Maurer 5221 SW 18th Avenue

Cape Coral, Florida 33914 Attorney for Person Giving Notice /s/Lance M. McKinney Lance M. McKinney Attorney for Jaime Maurer Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com June 20, 27, 2025

# NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-1837

Division: Probate IN RE: ESTATE OF BERT L. JENKS Deceased. The administration of the estate of Bert

L. Jenks, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth All creditors of the decedent and oth-

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

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,

FIRST INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025.

Personal Representative: Sanibel Captiva Trust Company Virginia A. Cabai, Senior Vice President

13525 Bell Tower Dr. Fort Myers, Florida 33907 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 20, 27, 2025 25-02234L

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001513 IN RE: ESTATE OF RONALD EDWARD OLEKSIAK

Deceased. The administration of the estate of Ronald Edward Oleksiak, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division,

the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below

25-02201L

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.

25-02202L

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 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 20, 2025. Personal Representative: Mark Peterson 26223 Lame Beaver

San Antonio, Texas 78260 Attorney for Personal Representative: Long H. Duong Attorney Florida Bar Number: 11857 11 NW 33rd Court Gainesville, FL 32607 Telephone: (352) 371-2670 Fax: (866) 440-9154 E-Mail: long@ldlegal.com

25-02276L

June 20, 27, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-1678 IN RE: ESTATE OF SCOTT WEBSTER ROWAN

Deceased. The administration of the Estate of SCOTT WEBSTER ROWAN, deceased, whose date of death was November 17, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

The first publication of this notice is June 20, 2025.

### SHAWN ROWAN

 $\label{eq:constraint} \textbf{Personal Representative} \\ / \text{S/ RICHARD M. RICCIARDI, JR.}$ RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org 25-02212L June 20, 27, 2025

### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION

Case No. 2025-CP-001792 IN RE: THE ESTATE OF MARY URSITTI, 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 MARY URSIT-TI, deceased, File Number: 2025-CP-001792, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was October 31, 2024; that the total value of the estate is \$22,397.56 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Andrew L. Ursitti, on behalf of the Heirs

23 Whippoorwill DR

Gales Ferry CT 06335 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 20, 2025.

### **Person Giving Notice:** Andrew L. Ursitti

25-02242L

Attorney for Person Giving Notice: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247

June 20, 27, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No. 292024SC060707A001HC

**Probate Division:** IN RE: ESTATE OF PETER CANDELA Deceased.

The administration of the estate of PE-TER CANDELA, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the surviving spouse and the surviving spouse's attorney are set forth below.

Emily Candela, surviving spouse Andrew Schertzer, esq. attorney of record. (248) 513–1017. Schertzer. andrew@yahoo.com

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 surviving spouse has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025.

June 20, 27, 2025 25-02260L

### FIRST INSERTION

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

CASE NO. 24-CA-004011 OAKS AT WHISKEY CREEK CONDOMINIUM 3 ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

# ANNA POKHODINA BEACH, et al., Defendants. NOTICE IS GIVEN that pursuant to

the Final Judgment of Foreclosure entered on the 29th day of April 2025, in Civil Action No. 24-CC-004011 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which OAKS AT WHISKEY CREEK CONDOMINIUM 3 ASSOCIATION, INC. is the Plaintiff and ANNA POK-HODINA BEACH and UNKNOWN SPOUSE OF ANNA POKHODINA BEACH, N/K/A JEFFREY BEACH are the Defendants. I will sell to the highest and best bidder for cash at WWW.LEE. REALFORECLOSE.COM at 9:00 a.m., on the 10th day of July 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Unit 421, Building 4, OAKS AT WHISKEY CREEK CON-DOMINIUM 3, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007000174176, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements.

(Property Address: 8521 Oakshade Cir., # 421, Ft. Myers, FL

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

Dated: June 13, 2025

KEVIN C. KARNES, CLERK OF THE CIRCUIT COURT (SEAL) By: E. Windler Deputy Clerk

Jennifer A. Nichols, Esq. Roetzel & Andress, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 Jennifer A. Nichols, Esq. June 20, 27, 2025 25-02230L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

File Number: 24-CP-2981 **Division Probate** IN RE: ESTATE OF Robert E. Leidecker, Deceased.

The administration of the Estate of Robert E. Leidecker, deceased, File Number 24-CP-2981, whose date of death is May 17th, 2024 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, Attention: Lee County Clerk of Courts, P.O. Box 9346, Ft. Myers, Fl 33902. The estate is testate. The name and address of the personal representative and of the personal representative's attorney are set forth below.

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

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable, and all other creditors not previously described above, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

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

A PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA 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.

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

Date of the first publication of this notice to creditors: June 20, 2025.

### Christine Kowalski, Personal Representative

537 110th Ave N. Naples, FL 34108 /s/ Frank P. Murphy (e-signature) Frank P. Murphy, Esq., Attorney for Petitioner Florida Bar No. 400386; Desigt'd email address: frank@frankmurphyattycpa.com 9220 Bonita Beach Road, Suite 200 Bonita Springs, Florida 34135 Direct cell #: (239) 404-6852; Office: (239)390-2077: Fax: (239)947-6791

June 20, 27, 2025

### FIRST INSERTION

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

PROBATE DIVISION CASE NO: 25-CP-1612 IN RE: ESTATE OF ROBERT BRUCE MCFIGGANS. Deceased.

The administration of the estate of Robert Bruce McFiggans, deceased, whose date of death was March 31, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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.

25-02264L

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

DATE OF DEATH IS BARRED.

notice is June 20, 2025.

### /s/ Barbara D. Manicatide Barbara D. Manicatide, Personal Representative

Fairfield, CT 06825

Representative

June 20, 27, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1847 **Division Probate** IN RE: ESTATE OF MARY MARGARET SHOAF Deceased

FIRST INSERTION

The administration of the estate of Mary Margaret Shoaf, 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 2469, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 20, 2025.

### Personal Representative James Thomas Grubbs c/o BOYER & BOYER PA 46 N Washington Blvd, Ste 21

Sarasota, FL 34236

Attorney for Personal Representative Edwin M. Boyer, Esq.
Attorney for Personal Representative Florida Bar Number: 252719 BOYER & BOYER PA  $46~\mathrm{N}$  Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyer.com Secondary Email:

25-02258L

service@boyerboyer.com

June 20, 27, 2025

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-001801 IN RE: ESTATE OF WILLIAM M. MURPHY

**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 William M. Murphy, deceased, File Number 25-CP-001801, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was February 10, 2024; that the total value of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address Colleen Ann Brennan 7269 Myrtle Rd.

Fort Myers, FL 33967 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 20, 2025.

Person Giving Notice: Colleen Ann Brennan 7269 Myrtle Rd.

Fort Myers, FL 33967 Attorney for Person Giving Notice Carol R. Sellers Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com

June 20, 27, 2025

25-02261L

# FIRST INSERTION

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

FLORIDA CASE NO. 25-CA-000584 EQUITY TRUST COMPANY, CUSTODIAN, FBO TODD BENWARE IRA Plaintiff, v.

PENNY M. VELFLING A/K/A PENNY M. VELFING; MARK S. VELFLING; UNKNOWN SPOUSE OF PENNY M. VELFLING A/K/A PENNY M. VELFING; UNKNOWN TENANT 1; UNKNOWN TENANT 2: WILLIAM M. DUNN Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 6, 2025 in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

Parcel 1 LOT 3, BLOCK 12, IMPERIAL HARBOR, UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 25, PAGE 124 THROUGH 126, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A 1972 BARRI MH, IDENTIFI-CATION NUMBERS 33K14W-S0666U AND 33K14WS0666XAND TITLE NUMBERS 4964243 AND 4964249.

a/k/a 26202 DUCHESS LANE. BONITA SPRINGS, FL 34135 at public sale, to the highest and best bidder, for cash, online at www.lee. realforeclose.com, on July 10, 2025 beginning at 09:00 AM.

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

Dated this 11 day of June, 2025. Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: E. Windler Deputy Clerk eXL Legal, PLLC

12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000010712 June 20, 27, 2025 25-02196L

# **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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S The date of first publication of this

150 Lisbon Dr.,

/s/ Matthew A. Linde Matthew A. Linde, Esq. FL Bar No.: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 (239) 939-7100 Telephone (239) 939-7104 Facsimile malinde@lindegould.com courtfilings@lindegould.com Attorney for the Personal

25-02238L

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION FILE NO.: 25-CP-1289 IN RE: ESTATE OF DOROTHY LICHTENSTEIN, Deceased.

The administration of the estate of DOROTHY LICHTENSTEIN, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse

is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES 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 20, 2025.

Curator: CHRISTOPHER J. SANCHEZ c/o Alison K. Douglas, Esq. **CUMMINGS & LOCKWOOD LLC** 3001 Tamiami Trail North Suite 400

Naples, FL 34103 Attorney for Curator: ALISON K. DOUGLAS, ESQ. Florida Bar No. 0899003 CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail North Suite 400

Naples, FL 34103 Telephone: (239) 262-8311 Email Addresses: adouglas@cl-law.com; jmerz@cl-law.com 9007382.1.docx 6/13/2025

June 20, 27, 2025 25-02239L

LEE COUNTY

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1766 Division PROBATE IN RE: ESTATE OF LAWRENCE WEGLARZ

Deceased. The administration of the estate of LAWRENCE WEGLARZ, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

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 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 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 20, 2025.

### Personal Representative: ALYSSA M. FULLER 9 Gray Birch Lane

Stafford, Virginia 22554 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com

25-02243L

June 20, 27, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File Number: 25-CP-1674 **Division Probate** IN RE: ESTATE OF Michael J. Levaul.

Deceased. The administration of the Estate of Michael J. Levaul, deceased, File Number 25-CP-1674, whose date of death is January 18th, 2025 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, Attention: Lee County Clerk of Courts, P.O. Box 9346, Ft. Myers, Fl 33902. The estate is testate. The name and address of the personal representative and of the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent=s estate on whom a copy of this notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable, and all other creditors not previously described above, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT=S DATE OF DEATH IS BARRED.

PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA 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. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

### Frank P. Murphy, Personal Representative

3906 37th Street SW Lehigh Acres, FL 33976 Frank P. Murphy, Esq., Attorney for Petitioner Florida Bar No. 400386; Desigt'd email address: frank@frankmurphyattycpa.com 9220 Bonita Beach Road, Suite 200 Bonita Springs, Florida 34135 Direct cell #: (239) 404-6852; Office: (239)390-2077; Fax: (239)947-6791 June 20, 27, 2025 25-02263L

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001461

IN RE: ESTATE OF JOHN J. BREJCHA Deceased

The administration of the estate of John J. Breicha, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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

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 20, 2025. Personal Representatives:

John K. Brejcha 6975 Marianne Drive Eden Prairie, Minnesota 55346 Stephen R. Brejcha 185 N. Nina Street Cortland, Illinois 60112

Attorney for Personal Representatives: THOMAS F. LATORRE, ESQ.

Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com Secondary E-Mail:  $\stackrel{\cdot}{\operatorname{peggy}} @ safeharborlaw firm.com$ 25-02257L June 20, 27, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001787 IN RE: ESTATE OF EUGENE PAUL WIESEN Deceased.

The administration of the estate of EUGENE PAUL WIESEN, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representatives: MARY CHRISTINE WALSH 127 Royal Oaks Drive Hermitage, Pennsylvania 16148
LINDA MARIE WIESEN

2595 Vinings Walk SE Smyrna, GA 30080 Attorney for Personal Representatives: LORI KILPECK, ESQ. Florida Bar Number: 0012371 ROETZEL & amp; ANDRESS 1375 East Ninth Street, 10th Floor Cleveland, OH 44114 Telephone: (216) 623-0150 E-Mail: LKilpeck@ralaw.com 25-02265L June 20, 27, 2025

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-003849

Division: Probate

IN RE: ESTATE OF

RODNEY DEAN NETTELHORST

A/K/A RODNEY D.
NETTELHORST A/K/A RODNEY

NETTELHORST

**Deceased.**The administration of the estate of Rod-

ney Dean Nettelhorst a/k/a Rodney D.

Nettelhorst a/k/a Rodney Nettelhorst, deceased, whose date of death was

July 29, 2024, is pending in the Circuit

Division, the address of which is 1700

Monroe St, Fort Myers, Florida 33901.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

OF THIS NOTICE ON THEM.

t for Lee County Florida Probate

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1763 IN RE: ESTATE OF ROBERT DWAIN FOLTZ

Deceased. The administration of the estate of Robert Dwain Foltz, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 20, 2025.

 ${\bf Personal\ Representative:}$ Kathrvn Hannen 11528 Melissa Lane

Minerva, Ohio 44657 Attorney for Personal Representative: Braxton L. Bowen, Jr., Attorney Florida Bar Number: 0114196 Henderson, Franklin, Starnes & Holt, P.A.

3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com June 20, 27, 2025 25-02259L

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,

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

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Cynthia Nettelhorst

3668 Woodstork Ct

Fort Myers, Florida 33908-4122

Attorney for Personal Representative

Kelly L. Fayer, Esq., Attorney

Florida Bar Number: 121126

Fort Myers, Florida 33907

Telephone: (239) 415-3434

E-Mail: notice@fayerlaw.net

Fax: (239) 433-3434

service@lawsprt.com

Secondary E-Mail:

June 20, 27, 2025

Kelly L. Fayer, P.A. 12601 World Plaza Lane Suite 2

DATE OF DEATH IS BARRED.

notice is June 20, 2025.

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

All other creditors of the decedent

FIRST INSERTION munity Property Rights at Death Act

Florida Statutes.

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1890 Division Probate IN RE: ESTATE OF MARIA ANNABELLE MARTIN

Deceased. The administration of the estate of Maria Annabelle Martin, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 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 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 20, 2025.

Personal Representative: Thomas Dean Martin 1713 Whittling Ct

Fort Myers, Florida 33901 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC  $10181~\mathrm{Six}$  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 20, 27, 2025 25-02267L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001726 IN RE: ESTATE OF ALICE DAYLE WILGING A/K/A ALICE D. WILGING

Deceased.

The administration of the estate of Alice Dayle Wilging A/K/A Alice D. Wilging,  $\,$ deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 20, 2025. Personal Representative:

Mark Philip Wilging

2795 Bay Ct Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com

Secondary E-Mail: debbie@mccrorvlaw.com June 20, 27, 2025

25-02275L

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATÉ DIVISION File No. 25-CP-001875 **Division: Probate** IN RE: ESTATE OF DEBORAH DIANE PIERCE,

a/k/a DEBORAH D. PIERCE, Deceased. The administration of the estate of

Deborah Diane Pierce, a/k/a Deborah D. Pierce, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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 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 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 20, 2025.

Personal Representative: Russell Pete Samsel 29435 Pine Villa Cir.

Punta Gorda, Florida 33982 Attorney for Personal Representative: Joe C. Čuffel Attorney for Personal Representative

Florida Bar Number: 1019964 SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: ioec@trustska.com 25-02269L

usines

# PUBLISH YOUR LEGAL NOTICE

25-02268L

- We publish all Public sale, Estate & Court-related notices
- · We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Call **941-906-9386**

# or email legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO. 24-CA-007628 STORMFIELD CAPITAL FUNDING I, LLC, Plaintiff, v.

247 SE 46TH STREET, LLC. DANIEL STEPHEN SPIRA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

**Defendants.**NOTICE OF SALE IS HEREBY GIV-EN, pursuant to the order of the Final Judgment of Foreclosure, dated May 20, 2025, and entered in Case No. 24-CA-007628 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, wherein 247 SE 46TH STREET, LLC, DANIEL STEPHEN SPIRA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2, are the Defendants. The office of Kevin C. Karnes, Lee County Clerk of the Circuit Court will sell to the highest bidder for cash via electronic sale at the following website: https://www.lee.realforeclose.com at 9:00 AM on the 17th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure to wit:

Lots 42, 43, and 44, Block 215, Unit Two, Part One, Cape Coral, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 129 through 131, inclusive, of the Public Records of Lee County, Florida.

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, Section 45.031.

WITNESS MY HAND and the seal of this Court on 06/12/2025.

Dated: 06/12/2025 (SEAL) Issued By: /s/ E. Windler Deputy Clerk Kevin C. Karnes.

Clerk of Court of Lee County

25-02206L

104130434.1

June 20, 27, 2025

### FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

Case No.: 25-CA-002085 TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust,

Plaintiff, v. ALASCÁ LLC, a Florida limited liability company; LUIS FELIPE STONE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALI UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendants. TO: Luis Felipe Stone 2709 NW 5th Ter, Cape Coral, FL 33993

YOU ARE NOTIFIED that a complaint was filed by Tryon Street Acquisition Trust I, to foreclose a mortgage on the following property in Lee County, Florida:

Lots 36 & 37, Block 3993, CAPE CORAL UNIT 55 Subdivision, according to the Plat thereof, as recorded in Plat Book 19, Page(s) 92 through 106, inclusive, of the Public Records of Lee County,

a/k/a 2709 NW 5TH TER, CAPE CORAL, FL 33993-7045

Said complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Gerald D. Davis, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., Post Office Box 3542, St. Petersburg, Florida 33731, within 30 days from the first publication of this Notice. and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of this Court on this 13 day of June, 2025. KEVIN C. KARNES Clerk of the Circuit Court Lee County, Florida (SEAL) By: K. Shoap

As Deputy Clerk GERALD D. DAVIS TRENAM, KEMKER, SCHARF,

BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 gdavis@trenam.com bshepard@trenam.com dvaldes@trenam.com 25-02232L June 20, 27, 2025

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-006515 CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs.
JOHN M. GAFFNEY, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and entered in 24-CA-006515 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SER-VICES, LLC is the Plaintiff and JOHN M. GAFFNEY, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK A, UNIT S. GULFHAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2543 8TH AVENUE, SAINT JAMES CITY, FL 33956

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 06/16/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Wright Angad

As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-236636 - MaM June 20, 27, 2025 25-02251L

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24-CA-000825 LAKEVIEW LOAN SERVICING,

Plaintiff. vs. JEMAL ALEMDAR, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 09, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 434 PICTUR-

ESQUE, LEHIGH ACRES, FL 33974

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

Dated this day of 06/16/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-147125 - MaM June 20, 27, 2025 25-02249L FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 20-CA-001211 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. SANDRA FISCHER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 12, 2023, and entered in 20-CA-001211 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein MORTGAGE ASSETS MANAGE-MENT, LLC is the Plaintiff and SAN-DRA FISCHER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 10, 2025, the following described property as set forth in said

Final Judgment, to wit: LOT 32, BLOCK 4660, UNIT 70, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 22, AT PAGE 58 THRU 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 4622 SW 18TH AVE, CAPE CORAL, FL 33914

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

Dated this day of 06/16/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 20-002427 - MaM June 20, 27, 2025 25-02250L

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-4443 MYERLEE CIRCLE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. DORIS L. BARNES, ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 3, 2025, and entered in Case No. 24-CC-4443 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MY-ERLEE CIRCLE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Doris L. Barnes and Unknown Spouse of Doris L. Barnes 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: Apartment No. 49-B, Myerlee Circle Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 856, Pages 813 through 852, and amendments thereto and as per plat thereof, of the Public Records of Lee County, Florida. A/K/A: 1367 Bunker Way, Fort

Myers, FL 33919 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec-

DATED this 17 day of June, 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 M19889/409964/26969585 25-02274L June 20, 27, 2025

FIRST INSERTION NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005918 DAN PARTNERS LIMITED, a British Virgin Islands Company,

Plaintiff, v. 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company; DAMIEN GRIDER, an Individual; and JOHN DOE AND ALL OTHERS IN POSSESSION. Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2025, and entered in Case no. 24-CA-005918 in the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein DAN PARTNERS LIMITED, a British Virgin Islands Company, as Plaintiffs, and 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company, et. al., as Defendants, Kevin C. Karnes, Clerk of the Circuit Court & Comptroller for Lee County, Florida, will sell to the highest and best bidder for cash on-line at  $https://www.lee.real foreclose.com \ \ , \ \ at$ 9:00 o'clock A.M. (Eastern Time) on July 17, 2025, the following described property as set forth in said Final Judg-

ment of Foreclosure: Lots 30 and 31, Block 3890, Unit 53, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 19, Page(s) 64 through 78, of the Public Records of Lee County, Florida. a/k/a: 2311 NW 21st Pl, Cape Coral, FL 33993

Folio ID: 10040963 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, in accordance with Florida Statutes, Section 45.031.

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.

Dated this 10th day of June 2025. 06/16/2025

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

LAW OFFICES OF MENDEZ & MENDEZ P.A. 7400 S.W. 57th Court, Suite 202 South Miami, FL 33143 Phone: (305) 667-0112 By: /s/ Daniel J. Mendez Daniel J. Mendez, Esq. Florida Bar Number 112086 daniel@mendez and mendez law.comJune 20, 27, 2025

FIRST INSERTION

NOTICE OF SALE UNDER CHAPTER 45 OF THE FLORIDA STATUTES

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

CIVIL DIVISION CASE NUMBER 24-CA-5262 REINALDO LAFFITA, Plaintiff, v. SOLE HOMES, LLC, a Duly

Organized Florida Limited Liability Company, SOLE HOMES **BUILDERS, CORP., a Duly** Organized Florida Corporation and, STEVE B. LOPEZ, INDIVIDUALLY, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Equitable Lien Foreclosure dated June 9, 2025 in the above-styled cause, the Clerk of Circuit Court, Kevin C. Karnes, shall sell the subject property at public sale on the 10 day of July, 2025, at 9:00 a.m., to the highest and best bidder for cash, at

www.lee.realforeclose.com for the following described property: Lots 11 and 12, Block 1375, Unit 18, of Cape Coral Subdivision, according to the Plat thereof, as recorded in Plat Book 13, at Pages 96 through 120, inclusive, of the Public Records of Lee

County, Florida, and bearing a street address of 528 SE 23rd Place, Cape Coral, Florida 33990

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

Dated: June, 16, 2025

Kevin C. Karnes Clerk of the Court (SEAL) N. Wright Angad As Deputy Clerk

THE MARTIN FIRM, P.A. 5251 Golden Gate Parkway Suite E

Naples, FL 34116 (239) 799-0305 Telephone (239) 799-0306 Facsimile By: /s/ Flavia Martin Flavia Martin, Esquire Florida Bar Number 1040203 flavia@the martin firmpa.comDated: June 4, 2025. 25-02248L

June 20, 27, 2025

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. 36-2025-CA-000249 ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff, vs. BEFORE THE SHORE LLC, ABL

RPC RESIDENTIAL CREDIT ACQUISITION LLC, DEAN MITCHINSON, UNKNOWN TENANT IN POSSESSION 1, AND UNKNOWN TENANT IN POSSESSION 2, Defendants.

To: BEFORE THE SHORE LLC c/o Dean Mitchinson, as Registered Agent

3013 Del Prado Boulevard South Unit 4

Cape Coral, Florida 33904 BEFORE THE SHORE LLC c/o Dean Mitchinson, as Registered Agent

1113 Amber Lake Court Cape Coral, Florida 33909 DEAN MITCHINSON 3013 Del Prado Boulevard South, Unit 4 Cape Coral, Florida 33904 DEAN MITCHINSON 1113 Amber Lake Court

Cape Coral, Florida 33909

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

LOTS 21 AND 22, BLOCK 2727 CAPE CORAL UNIT 39, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 142 THROUGH 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando. FL 32801 and file the original with the Clerk of the above- styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 17 day of June, 2025. Kevin C. Karnes

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: K. Shoap Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: charles.gufford@mccalla.com Email: todd.latoski@mccalla.com 24-10941FL

June 20, 27, 2025 25-02271L

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT

LAST KNOWN ADDRESS STATED.

CURRENT RESIDENCE UNKNOWN

IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO: 25-CA-000431

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION , as Trustee for VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2 Plaintiff, HASANI CAPITAL, LLC, a Florida

limited liability company, XAVIER M. THOMPSON, PASEO CONDOMINIUM ASSOCIATION, INC., DUEALL CONSTRUCTION, LLC, a Florida Limited Liability Company, ERNESTO SUAREZ, UNKNOWN TENANT(S) IN POSSESSION,

Defendants.
TO: DEFENDANTS HASANI CAPI-

TAL, LLC and XAVIER M. THOMP-SON last known address of 3202 S. Dale Mabry Highway, Tampa, Florida

YOU ARE HEREBY NOTIFIED that an action for foreclosure of mortgage of real property in Lee County, and for other general relief within the jurisdiction of the Circuit Court of Lee County, Florida on the following real property in Lee County, Florida and more particularly described as follows:

UNIT 7001, PASEO, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, AND ALL SUBSEQUENT AMEND-

MENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. Street Address: 11908 Izarra

Way, # 7001, Fort Myers, Florida 33912 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Cynthia M. Ramos, Esq., attorney for Plaintiff whose address is 19 West Flagler Street, Suite 516, Miami, Florida 33130, and file the original with Clerk of the above styled Court within (30 days from first publication of this notice) otherwise a default will be entered against you for the relief

prayed for in the complaint.

This notice shall be published once a week for two consecutive weeks in The Lee County edition of the Business Ob-

Witness my hand and seal of said court at Lee County, Florida in this 11th day of June, 2025.

Kevin C. Karnes Clerk of the Circuit Court and Comptroller Lee County, Florida (SEAL) By: K. Shoap As Deputy Clerk Cynthia M. Ramos

Shapiro Ramos, P.A. Attorneys for Plaintiff 19 W. Flagler Street, Suite 516 Miami, Florida 33130 Tel: (305) 374-0052 Email: cmr@shapiroramos.com Florida Bar No.: 958557 June 20, 27, 2025 25-02194L

# FIRST INSERTION

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

CASE NO.: 22-CA-003836 EVIEW LOAN SERVICING, LLC,

Plaintiff, v. MICHAEL P. WAHLERS, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on July 10, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

A portion of Lots 61 and 62. The Lake Club at Spanish Wells, a subdivision in Section 3, Township 48 South, Range 25 East, Lee County, Florida, and more particularly described as follows: Commence at the Southwest corner of Lot 62, The Lake Club at Spanish Wells, a subdivision according to the plat thereof recorded in Plat Book 34, at pages 46 and 47, of the Public Records of Lee County, Florida, also being the Point of Beginning of the lands herein described; thence run North 12°06'09" West along the Westerly line of said Plat boundary for a distance of 55.19 feet: thence run North 81°17'21' East for a distance of 67.91 feet;

thence run South 89°13'14" East for a distance of 136.05 feet to a point on the Westerly line of Tract "A" (Megan Drive); thence run South 00°46'56" West along said Westerly right-of-way line for a distance of 65.00 thence run North 89°13'04" West for a distance of 190.72 feet to the Point of Beginning. Property Address: 28700 Megan

Drive, Bonita Springs, FL 34135 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason,

the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal

of this Honorable Court this 12 day of June, 2025. Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: E. Windler

DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com June 20, 27, 2025 25-02208L

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

### FIRST INSERTION

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

CASE NO.: 25-CA-001883 BANK OF AMERICA, N.A., Plaintiff, vs. ESTATE OF ROBERT JOHNSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED; LATONYA YVETTE JOHNSON: DARREN DONOVAL JOHNSON; DEREK DONOVAN JOHNSON; CITY OF FT. MYERS, FLORIDA:. UNKNOWN TENANT(S) IN POSSESSION  $\sharp 1$  and  $\sharp 2$ , et.al.

Defendant(s). TO: DARREN DONOVAL JOHNSON (Current Residence Unknown) (Last Known Address(es)) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 ESTATE OF ROBERT JOHNSON, DECEASED (Last Known Address) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED (Last Known Address) 367 ROSEMONT DRIVE

FT. MYERS, FL 33916 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 42, BLOCK "B" RAINBOW

GROVES SUBDIVISION, UNIT AS RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 367 ROSEMONT DRIVE, FT. MYERS, FL 33916. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER. P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

this Court this 13th day of June, 2025. KEVIN C. KARNES As Clerk of the Court and/or (SEAL) K. Shoap

Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard. Deerfield Beach, FL 33442., Attorney for Plaintiff 25-51892

June 20, 27, 2025 25-02229L

### FIRST INSERTION

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

CASE NO. 25-CA-001068 WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS,

GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS. TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED Current Residence Unknown, but whose last known address was: 3709 10TH ST SW, LEHIGH ACRES, FL 33976-2806

TO: JOHN F. BEHARRY Current residence unknown, but whose last known address was:

13 PARKVIEW DR, PLANTSVILLE, YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in Lee County, Florida, to-wit: LOT 5, BLOCK 108, LEHIGH ACRES UNIT 11, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal,

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publica-tion of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, 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 petition.

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 hear-

ing or voice impaired, call 711. WITNESS my hand and seal of the Court on this 13 day of June, 2025.

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

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716

June 20, 27, 2025 25-02228L

# FIRST INSERTION

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

Case No.: 25-CA-002048 EF MORTGAGE LLC,

1K PEDREROS INVESTMENT LLC, a Florida Limited Liability Company; JAIME A PEDREROS, an Individual: UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): 1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company c/o Registered Agent, Tax Care Orlando 12701 S John Young Pkwy, Suite 216 Orlando, FL 32837

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

LOTS 50 AND 51, BLOCK 5305, CAPE CORAL, UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 128, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

a/k/a 128 SW 34th Pl, Cape Coral, FL 33991

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty

(30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 13 day of June, 2025.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 25-02217L June 20, 27, 2025

### FIRST INSERTION

NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION CASE: 25-CA-002100 MAGGIE WHITE

Plaintiff. vs. CONRAD KUNZE Defendants. (address unknown)

YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite

310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on June 17, 2025.

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

Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310.

Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025

25-02272L

### FIRST INSERTION

NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL

CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002101

MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown)

YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite

310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with

the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on June 17, 2025. Kevin C. Karnes

Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk Donald Isaac, Esquire,

Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310.

Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025

25-02273L

### FIRST INSERTION

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

FLORIDA. CIVIL DIVISION

CASE NO. 25-CA-000939 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4,

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY. THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED; DISCOVER BANK; DEBRA MAY CASTELOT; BARBARA ANN SHERMAN; MARY JANE RICH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR

PROPERTY HEREIN DESCRIBED, Defendant(s).
TO: THE UNKNOWN SPOUSES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DE-CEASED

CLAIMING TO HAVE ANY RIGHT,

TITLE OR INTEREST IN THE

RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County,

LOT 25, BLOCK C, FOREST PARK MOBILE HOME SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN OFFICIAL RE-

CORD BOOK 943, PAGE 230, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH CERTAIN DOUBLEWIDE MOBILE HOME NUMBER(S): 327A AND 327B, TITLE NUMBER(S): 11893724 AND 11893723

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071 answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 on June 13, 2025.

Kevin C. Karnes As Clerk of the Court (SEAL) By: K. Shoap Diaz Anselmo & Associates, P.A.,

Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1491-211728 / UL June 20, 27, 2025 25-02224L

### FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) VII AGAINST DEFENDANT UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009

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

FLORIDA Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen

**Coconut Plantation Condominium** Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who

claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al. Defendants.

To: UNKNOWN SUCCESSOR TRUST-EE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009 14 RED TAIL DRIVE HAWTHORN WOODS, IL 60047 UNITED STATES OF AMERICA and all parties claiming interest by,

through, under or against Defendant(s) UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5168L, Week 8, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-4125

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

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

WITNESS my hand and seal of this Court on the 16 day of June, 2025. KEVIN C. KARNES

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

JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005979 MAG June 20, 27, 2025 25-02253L

# FIRST INSERTION

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

CASE NO.: 25-CA-001285

CHEA AND KING INVESTMENTS, Plaintiff, v. EDWARD KULAS, MARY KULAS, ESTATE OF EDWARD KULAS, ESTATE OF MARY KULAS. UNKNOWN HEIRS OF EDWARD KULAS, UNKNOWN HEIRS OF MARY KULAS, NANCY M.S. NOCKS, ESTATE OF NANCY M.S. NOCKS and UNKNOWN HEIRS OF

NANCY M.S. NOCKS,

Defendants. TO: EDWARD KULAS ADDRESS UNKNOWN MARY KULAS ADDRESS UNKNOWN ESTATE OF EDWARD KIILAS ADDRESS UNKNOWN ESTATE OF MARY KULAS ADDRESS UNKNOWN UNKNOWN HEIRS OF EDWARD

ADDRESS UNKNOWN UNKNOWN HEIRS OF MARY KU-ADDRESS UNKNOWN

NANCY M.S. NOCKS ADDRESS UNKNOWN ESTATE OF NANCY M.S. NOCKS ADDRESS UNKNOWN UNKNOWN HEIRS OF NANCY M.S.

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

FOLLOWING DE-THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: EAST HALF OF LOT 1, BLOCK 20, UNIT 5, SECTION 1 25, TOWNSHIP 44 SOUTH,

RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 36, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

EAST HALF OF LOT 13, BLOCK 38, UNIT 10, SECTION 36, 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 CIRUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, 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 July 23, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Jun. 20, 27; Jul. 4, 11, 2025 TRUSTEE FOR THE CERTIFICATE 25-02216L

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 23-CA-010708

THE BANK OF NEW YORK

MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED Plaintiff, vs.
DELAINO THOMPSON A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; UNKNOWN SPOUSE OF DELAINO F. THOMPSON, A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; NADAN DARRNEL CLINTON A/K/A NADAN CLINTON, WARD; UNKNOWN SPOUSE OF NADAN D. CLINTON, A/K/A NADAN CLINTON: PATRICK C. WEBER, P.A.; SABRYA TYIESHA PRIM A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN SPOUSE OF SABRYA T. PRIM, A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN HEIRS, BENFICIARIES, DEVISÉES, ASSIGNEES, LENDORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated June 09, 2025 entered in Civil Case No. 23-CA-010708 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS

HOLDERS OF CWABS INC., ASSET-

BACKED CERTIFICATES, SERIES 2006-1, is Plaintiff and DELAINO THOMPSON, NADAN DARRNEL CLINTON, PATRICK C. WEBER, P.A., SABRYA TYIESHA PRIM, and THE ESTATE OF FRANCES CHRISTO-PHER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County's On-Line Public Auction website: https://www.lee.realforeclose.com, at 9:00 A.M., on October 23, 2025, in with Chapter 45, Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit: LOT 14, BLOCK 8, UNIT 1,

SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL NUMBER: 34-44-26-

01-00008.0140

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.

Dated this 11 day of June, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: E. Windler Deputy Clerk

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-097161-F00

June 20, 27, 2025

25-02195L

### FIRST INSERTION

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

CASE NO.: 25-CA-002332 AOH SERVICES LLC, Plaintiff, v. DAVID P. RICHARDS and JACQUELINE RICHARDS, Defondants

JACQUELINE RICHARDS Defendants. TO: DAVID P. RICHARDS 6543 SW 27TH PLACE MIRAMAR, FL 33023 JACQUELINE RICHARDS 6543 SW 27TH PLACE

MIRAMAR, FL 33023 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 12, BLOCK 293 OF UNIT 49 OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, GREENBRIAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 1-82, 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, 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 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Couru (SEAL) By: K. Shoap As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Jun. 20, 27; Jul. 4, 11, 2025

25-02218L

# 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-000629
UNITED WHOLESALE
MORTGAGE, LLC,

MORTGAGE, LLC,
Plaintiff, vs.
MITCH MANN, et al,
Defendant(s).

To: MITCH MANN Last Known Address: 2730 NW 42ND AVE CAPE CORAL, FL 33993 Current Address: Unknown

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

LOTS 22, 23 AND 24, BLOCK 5182, CAPE CORAL UNIT 83, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 2730 NW 42ND AVE CAPE CORAL FL 33993

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

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

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

WITNESS my hand and the seal of this court on this 13 day of June, 2025. Kevin C Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-030404 June 20, 27, 2025

25-02237L

### FIRST INSERTION

### NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2025-CA-001810 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF SHIRLEY ANN BOWDLER: et al

ESTATE OF SHIRLEY ANN
BOWDLER; et al.,
Defendants.
TO: ESTATE OF SHIRLEY ANN

BOWDLER; 112 SW 38TH TER CAPE CORAL, FL 33914 UNKNOWN HEIRS OF SHIRLEY ANN BOWDLER; 112 SW 38TH TER

CAPE CORAL, FL 33914 UNKNOWN SPOUSE OF SHIRLEY ANN BOWDLER; 112 SW 38TH TER CAPE CORAL, FL 33914 YOU ARE NOTIFIED that an action

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

Lee County, Florida:

LOTS 6 AND 7, BLOCK 1815,
UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO
THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
21, PAGES 122 TO 134, INCLUSIVE, IN THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Also known as 112 SW 26TH

Also known as 112 SW 38TH TER, CAPE CORAL, FL 33914 (the "Property")

(the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467 within 30 days from first date of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on June 13, 2025.

KEVIN KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: K. Shoap
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
June 20, 27, 2025
25-02219L

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001011

GUILHARDO MONTERO SOUZA,

TO: GUILHARDO MONTERO SOU-

ZA, whose last known address is 14870 Reflection Key Circle, #1922, Fort My-

ers, FL 33907, and whose current resi-

for damages has been filed against you

by the Plaintiff, DAVID CRUZ, in the

Circuit Court of the Twentieth Judicial

Circuit in and for Lee County, Florida,

based on allegations of negligence resulting from a motor vehicle accident

that occurred on or about December 5,

your written defenses, if any, to the

Complaint on the Plaintiff's attorney,

Geoffrey Levy, Esq., The Levy Firm PLLC, 5255 N. Federal Highway, Suite

phone (954) 615-0866, on or before

July 23, 2025 and to file the original

with the Clerk of this Court at 1700

Monroe Street, Fort Myers, FL 33901,

either before service on the Plaintiff's

attorney or immediately thereafter. If

you fail to do so, a default will be en-

tered against you for the relief demand-

each week for four (4) consecutive

weeks in Business Observer published

DATED this 13th day of June, 2025.

5255 N. Federal Highway, Suite 220,

Kevin C. Karnes CLERK OF THE COURT

(SEAL) By: K. Shoap

As Deputy Clerk

25-02233L

This notice shall be published once

You are required to serve a copy of

2023, in Lee County, Florida.

Fort Landerdale FI

ed in the Complaint.

in Lee County, Florida.

Geoffrey Levy, Esq.,

The Levy Firm PLLC,

Fort Lauderdale, FL 33309,

Jun. 20, 27; Jul. 4, 11, 2025

telephone (954) 615-0866

YOU ARE NOTIFIED that an action

DAVID CRUZ,

dence is unknown.

Plaintiff, v.

Defendant,

### FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) IV AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS OTHER
CLAIMANTS, BY, THROUGH,
UNDER OR AGAINST PATRICK
WILLIAM BELLEW, DECEASED

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

FLORIDA
Case No.: 25-CA-001869

Division: Civil
Judge Rachael Spring Loukonen
Coconut Plantation Condominium
Association, Inc., a corporation
not-for-profit under the laws of the
State of Florida

Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claiman

personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST PATRICK WILLIAM BELLEW, DECEASED 5928 SAND WEDGE LN.

UNIT 1806
NAPLES, FL 34110
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST
AS SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER

OR AGAINST PATRICK WILLIAM

BELLEW, DECEASED, and all parties

having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5145, Week 32, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-2407
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of June, 2025.

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

JORDAN A. ZEPPETELLO,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-005834\_MAG
June 20, 27, 2025
25-02220L

### FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) I AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS OTHER
CLAIMANTS, BY, THROUGH,
UNDER OR AGAINST ALBERT W.
SPARROW, DECEASED

SPARROW, DECEASED
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA

Case No.: 25-CA-001869
Division: Civil
Judge Rachael Spring Louko

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claiman

personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ALBERT W. SPARROW, DECEASED C/O MICHELLE SPARROW

1679 MCALLISTER ST.
SAN FRANCISCO, CA 94115
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST
AS SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST ALBERT W. SPARROW,
DECEASED, and all parties having or

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida:

Unit 5260L, Week 19, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-5284 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of June, 2025. KEVIN C. KARNES

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

JORDAN A. ZEPPETELLO,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-005792 MAG
June 20, 27, 2025 25-02223L

# FIRST INSERTION

NOTICE OF ACTION AS
TO COUNT(S) II AGAINST
DEFENDANT ANY AND ALL
UNKNOWN PARTIES WHO
CLAIM AN INTEREST AS SPOUSE,
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES

CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARTHA L. STANLEY, DECEASED

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

FLORIDA Case No.: 25-CA-001869 Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives,

administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARTHA L. STANLEY, DECEASED 711 SOUTH ST.,

WEST DUNDEE, IL 60118
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST
AS SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST MARTHA L. STANLEY,
DECEASED, and all parties having or

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida:

scribed property in Lee County, Florida:
Unit 5366, Week 34, Even Year
Biennial Coconut Plantation, a
Condominium (the "Condominium"), according to the Declaration of Condominium thereof
as recorded in Official Records
Book 4033, Page 3816, Public
Records of Lee County, Florida,
and all exhibits attached thereto,
and any amendments thereof
(the "Declaration").

Contract No.: 09-3715 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of June, 2025. KEVIN C. KARNES

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

JORDAN A. ZEPPETELLO,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-005793\_MAG
June 20, 27, 2025
25-02221L

# FIRST INSERTION

NOTICE OF ACTION AS
TO COUNT(S) III AGAINST
DEFENDANT ANY AND ALL
UNKNOWN PARTIES WHO
CLAIM AN INTEREST AS SPOUSE,
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS OTHER

CLAIMANTS, BY, THROUGH,
UNDER OR AGAINST MARY K.
DOBBINS, DECEASED
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,

FLORIDA
Case No.: 25-CA-001869
Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert

W. Sparrow, deceased, et al. Defendants.
To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARY K. DOBBINS, DECEASED 1 GOODWINS CT.

MARBLEHEAD, MA 01945
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST
AS SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER
OR AGAINST MARY K. DOBBINS,
DECEASED, and all parties having or

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5188L, Week 33, Even Year

Unit 5188L, Week 33, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-4808 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of June, 2025. KEVIN C. KARNES

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

JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005831\_MAG

25-005831\_MAG June 20, 27, 2025 25-02222L

# Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.



### 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-002033 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.

LAZY FLAMINGO PLAZA, INC., a Florida Corporation, LCT PROPERTIES, INC., a Florida corporation, LARRY C. THOMPSON, LUXURY HOMES FUNDING, LLC, a Wyoming limited liability company, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America and UNKNOWN TENANTS IN POSSESSION,

**Defendants.**TO: LUXURY HOMES FUNDING,

14231 Jetport Loop W, Units 6-8 Fort Myers, FL 33913

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following described property in Lee County, Parcel One:

Lots 1, 2, and 3, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records of Lee County, Florida. AND

Parcel Two:

Lots 4 and 5, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records of Lee County, Florida. AND

Parcel Three:

A lot or parcel of land lying in part of Lots 1, 2, and 3, Block D, Del Sega Unit One, according to the plat or map thereof recorded in Plat Book 8, page 21 of the Public Records of Lee County, Florida, which lot or parcel is described as follows:

of said Lot 3, run Northeasterly along the Easterly line of said lot for 3.5 feet to an intersection with the Northeasterly line 33 feet from the centerline of Sanibel-Captiva Road and the POB of the herein described parcel. From said POB continue Northeasterly along said Easterly line for 136.50 feet to the Northeast-

From the Southeasterly corner

run Northwesterly perpendicular to the Easterly line of said lot along the Northerly line of Lots 3, 2, and 1 for 174.07 feet to a point of curvature; thence run Northwesterly along the arc of a curve to the left of radius 20 feet along the Northeasterly line of said lot for 2.80 feet to an intersection with said Northeasterly line 33 feet from the centerline of Sanibel-Captiva Road; thence run Southeasterly along said Northeasterly line along the arc of a curve to the left of radius

erly corner of said Lot 3; thence

AND Parcel Four:

POB.

Lots 6 and 7, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records of Lee County, Florida.

539.96 feet for 225.04 feet to the

This action has been filed against you and you are required to serve a copy of your written defense, if any, such M. Brian Cheffer, Esquire, Cheffer & Hagan, P.A., Attorneys for Plaintiff, whose address is 2120 Mc-Gregor Boulevard, Fort Myers, FL 33901 on or before 30 days after the first publication date, 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

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

WITNESS my hand and seal of the Court on this 13th day of June, 2025.

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

M. Brian Cheffer, Esq., 2120 McGregor Boulevard, Fort Myers, FL 33901

25-02236L June 20, 27, 2025

### FIRST INSERTION

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

CIVIL ACTION

CASE NO. 2024-CA-2246 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.

REINALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America, SANDOVAL COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation and UNKNOWN TENANTS IN

POSSESSION,

Defendants.
NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 12th day of August, 2024, in Civil Action No.2024-CA-2246, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REIN-ALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERI-CAN on behalf of THE SMALL BUSI-NESS ADMINISTRATION, an agency of the United States of America, SAN-DOVAL COMMUNITY ASSOCIA-

TION, and UNKNOWN TENANTS IN POSSESSION, are the Defendants. SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 10th day of July, 2025 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot 37, Block 8025, (Parcel 108), SANDOVAL-PHASE 2, according to the plat thereof recorded in Instrument Number 2005000167039, Public Records of Lee County, Florida. 2617 Stonyhill Court, Cape Coral FL 33991

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 12 day of June, 2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) By: E. Windler Deputy Clerk

M. Brian Cheffer, Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers,  $\breve{F}L$  33901, 239-334-1381 June 20, 27, 2025 25-02207L

# FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) VI AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES. ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED, JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS AND ALEXANDRA DU BOIS, AS

POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY.

FLORIDA Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** 

Association, Inc., a corporation

not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees,

lienors, creditors, trustees, personal

representatives, administrators or

NOTICE OF ACTION AS TO

COUNT(S) IV,V AGAINST

DEFENDANT ANY AND ALL

UNKNOWN PARTIES WHO

CLAIM AN INTEREST AS SPOUSE,

HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,

PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER

CLAIMANTS, BY, THROUGH,

UNDER OR AGAINST CHARLES

F. ZAMBITO, DECEASED

AND NICOLE MANCINI, AS

POTENTIAL HEIR TO CHARLES F.

ZAMBITO

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY,

FLORIDA

Case No.: 25-CA-002455 Division: Civil

Judge Rachael Spring Loukonen

**Coconut Plantation Condominium** 

Association, Inc., a corporation not-for-profit under the laws of the

Any and All Unknown Parties who

claim an interest as spouse, heirs,

representatives, administrators or

as other claimants, by, through,

Wiktor, deceased, et al.

under or against Norman Francis

devisees, grantees, assignees, lienors, creditors, trustees, personal

State of Florida

Plaintiff, vs.

as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED 3110 45TH WAY EAST

BRADENTON, FL 34203 UNITED STATES OF AMERICA JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS 4508 57TH ST. W.

BRADENTON, FL 34210-2737 UNITED STATES OF AMERICA ALEXANDRA DU BOIS, AS POTEN-TIAL HEIR TO ROBERT MAC CLEL-LAN DU BOIS 5029 SARDINERO TRL BRADENTON, FL 34208-1593

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-

AL REPRESENTATIVES. ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED, JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS AND ALEXANDRA DU BOIS, AS PO-TENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS, and all parties having or claiming to have any right, title or interest in the property herein described:

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

Unit 5148L, Week 24, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-1241 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file

the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 16 day of June, 2025. KEVIN C. KARNES

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

JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005889 MAG June 20, 27, 2025 25-02254L

### FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) III AGAINST DEFENDANT DONALD MC CARTHY AND ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE. HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES PERSONAL REPRESENTATIVES.

ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST RAYMOND C. TORPEY, DECEASED

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002455

Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

Defendants. To: DONALD MC CARTHY 14 HORSESHOE LANE MADISON, CT 06443

UNITED STATES OF AMERICA ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST RAYMOND C. TORPEY, DECEASED 14 HORSESHOE LANE

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s)

DONALD MC CARTHY AND ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES. ADMINIS-TRATORS OR AS OTHER CLAIM-

ANTS, BY, THROUGH, UNDER OR AGAINST RAYMOND C. TORPEY, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5390L, Week 49, Annual Coconut Plantation, a Condominium (the "Condominium"),

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

Contract No.: 09-3536 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Court on the 16 day of June

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

JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005782 MAG

June 20, 27, 2025 25-02255L

claiming to have any right, title or interest in the property herein described;

Defendants. To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST CHARLES F. ZAMBITO, DECEASED

 $1220~\mathrm{GREEN}~\mathrm{AVE}$ #3053

WOODBURY, NJ 08096 UNITED STATES OF AMERICA NICOLE MANCINI, AS POTENTIAL HEIR TO CHARLES F. ZAMBITO 48 E. HOLLY AVE. SEWELL, NJ 08080-2604

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST CHARLES F. ZAMBITO, DECEASED AND NICOLE MANCINI, AS POTENTIAL HEIR TO CHARLES F. ZAMBITO, and all parties having or

# YOU ARE NOTIFIED that an action to enforce a lien on the following de-

FIRST INSERTION

scribed property in Lee County, Florida: Unit 5266, Week 13, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-6302 Unit 5387, Week 9, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Dec-

Contract No.: 09-4147 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 16 day of June, 2025. KEVIN C. KARNES

CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk JORDAN A. ZEPPETELLO,

Plaintiff's attorney, P.O. Box 165028, Columbus, OH 43216-5028 25-005832\_MAG June 20, 27, 2025 25-02256L



# Who benefits from legal notices?

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

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



Who benefits from legal

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to alert those affected.

notices?

public at large.

### --- ESTATE ---

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000739 Division Probate IN RE: ESTATE OF LEROY DAVID DUFF Deceased.

The administration of the estate of LE-ROY DAVID DUFF, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL  $33901. \ {\rm The} \ {\rm names} \ {\rm and} \ {\rm addresses} \ {\rm of} \ {\rm the}$ personal representative and the personal representative's attorney are set

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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

PROBATE DIVISION File No. 25-CP-000645

IN RE: ESTATE OF

RITA MARIE VETRANO,

Deceased.

The administration of the estate of

RITA MARIE VETRANO, Deceased,

whose date of death was November 27,

2024, is pending in the Circuit Court

for LEE County, Florida, Probate Divi-

sion, the address of which is 1700 Mon-

roe Street, Fort Myers, Fl. 33901. The

names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

A personal representative or curator

has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in sections 732.216-

732.228 applies or may apply, unless a

written demand is made by a creditor as

RITA MARIE MCGRATH,

Personal Representative

Primary Email: Scott@srblawyers.com

Attorney for Personal Representative:

specified under section 732-2211. The date of first publication of this

notice is June 20, 2025.

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicentre, Suite P600 290 NW 1620TH Street

Fax: (305) 945-2905

Secondary Email: angelica@srblawyers.com

June 20, 27, 2025

Miami FL 33169 Telephone: (305) 956-9040

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

ER BARRED.

All other creditors of the decedent

All creditors of the decedent and

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

> ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

> The date of first publication of this notice is June 20, 2025.

Personal Representative: Signed by: Georgia Gardner GEORGIA GARDNER 410 West Monroe Street

Pleasantville, Iowa 50225 Attorney for Personal Representative: /s/ Dorothy Korszen DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A.  $\,$ 901 Ridgewood Avenue Venice, FL 34285 Telephone: (941) 484-3000 Fax: (941) 485-5173 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com June 20, 27, 2025 25-02277L

### FIRST INSERTION

NOTICE TO CREDITORS COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001634 IN RE: ESTATE OF SALLI LEE BAKER a/k/a SALLI L BAKER a/k/a SALLI HILDEBRAND BAKER a/k/a SALLI BAKER,

Deceased. The administration of the Estate of Salli Lee Baker a/k/a Salli L Baker a/k/a Salli Hildebrand Baker a/k/a Salli Baker, de ceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this Notice is June 20, 2025.

### Personal Representative: Kendra Baker

1268 Hanover Street, Apt. 2 Manchester, New Hampshire 03104 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcaus Secondary E-Mail: shelby@atcauselaw.com June 20, 27, 2025 25-02278L

# of legal notices?

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

Are there different types

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

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

Are internet-only legal

No. While the internet is clearly a

useful resource, websites should

not be used as the sole source of a

notices sufficient?

# SUBSEQUENT INSERTIONS

### --- TAX DEEDS / ACTIONS ---

# THIRD INSERTION

### 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, ACCORD-ING TO THE PLAT THEREOF,

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

Manuela Elizabeth Santiago Lopez

Division: Family IN RE: THE MATTER OF:

Petitioner/ Mother, and Vicente Lux Tzunux.

TO: Vicente Lux Tzunux

Respondent/Father

Unknown Address

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02018L

MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY

COLLIER COUNTY

HILLSBOROUGH COUNTY

PASCO COUNTY

PINELLAS COUNTY

POLK COUNTY

ORANGE COUNTY

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 nita 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,

05/19/2025 Kevin C. Karnes

May 30; June 6, 13, 20, 2025

As Clerk of the Court (SEAL) By: E. Bakelman 25-01937L

**HOW TO** PUBLISH YOUR

941-906-9386

and select the appropriate County name from the menu option

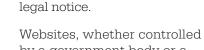
OR E-MAIL:



# Who benefits from legal notices?

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

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



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

Newspaper legal notices fulfills all of those standards.

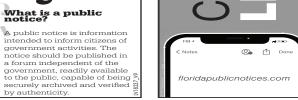
# How much do legal notices cost?

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

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

**VIEW NOTICES ONLINE AT** Legals.BusinessObserverFL.com

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



25-02279L

# --- ESTATE / ACTIONS / TAX DEEDS ---

### SECOND 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, deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the curator and the curator's attorney are set forth

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

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

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

### SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 2025-CP-000476 IN RE: ESTATE OF TYRONE PRICE,

Deceased. The administration of the estate of TY-RONE PRICE, deceased, whose date of death was JULY 20, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 MONROE ST., FORT MYERS, FL 33901. The names and addresses of the personal 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 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

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

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

The date of first publication of this notice is: June 13, 2025.

### TAMMY JOHNSON Personal Representative 3131 NE 13th Court

Cape Coral, FL 33909 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239-434-0840 - F: 239-434-0940 matthew@dickmanlawfirm.orgJune 13, 20, 2025 25-02149L

# 25-02147L

SECOND INSERTION

### NOTICE OF FORECLOSURE SALE. PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

23-CA-013633 CROSSCOUNTRY MORTGAGE, 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 NTEREST AS SPOUSES 1 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.

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

# E-mail your Legal Notice legal@businessobserverfl.com

### SECOND INSERTION

LEE COUNTY

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

THE ARC OF A CURVE, CON-

CAVE TO THE SOUTHWEST.

# SECOND 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 PAR-TICULARLY 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, FLORI-DA, 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

HAVING A RADIUS OF 25.00 FEET, THROUGH A CEN-TRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING S  $45\neg\infty00'00"$  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 I08.33 FEET; THENCE N 00°00'00" E FOR 92.25 FEET TO THE POINT OF BE-GINNING. LESS AND EXCEPT THE NORTH 5.00 FEET OF LOT 2 THEREOF Strap Number 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 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02083L

# SECOND 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, 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

# SECOND 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 Hway 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 SECOND 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 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: Address Name

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

SECOND 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 oth-

er persons having claims or demands against decedent's estate, on whom

a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

KAREN L. GOLDNER

**Personal Representative** 9180 Cherry Hill Court

Fort Myers, Florida 34238

Jeremy P. Gerch, Esq. Attorney for Personal Representative

Dentons Bingham Greenebaum LLP 3500 PNC Tower

Email: jeremy.gerch@dentons.com

25-02113L

DATE OF DEATH IS BARRED.

notice is: June 13, 2025.

Florida Bar No. 124108

Louisville, Kentucky 40202

Telephone: (502) 587-3533

Secondary Email: john.lueken@dentons.com

101 S. Fifth Street

June 13, 20, 2025

NOTWITHSTANDING THE TIME

BARRED.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

OF THIS NOTICE ON THEM.

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.

Division, File No. 25-CP-1773, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is June 13, 2025.

or demands against decedent's estate, copy of this notice has been served are above-named court within the later of three (3) months after the date of the (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-

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

### 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-

nev are set forth below.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT

FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-1493

IN RE: ESTATE OF

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

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, 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

# SECOND INSERTION

The Estate of HOWARD J. ALLEN, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate

All creditors and those having claims including unmatured, contingent or unliquidated claims, upon whom a required to file their claims with the first publication of this notice or thirty

Personal Representative: Howard S. Allan 3092 Colony Court

# --- ACTIONS / TAX DEEDS ---

LEE COUNTY

### SECOND 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

FINANCIAL SERVICES, Plaintiff, vs.

SERVIS ONE, INC. DBA BSI

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 written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demand in the complaint.

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. Shoan Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850

Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-112023FL

June 13, 20, 2025 25-02102L

### SECOND 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, GERMAN GONZALEZ

FERNANDEZ MELVIN HORACIO PARAMO RIVERO YORDANY MOLLINEDO SALAZAR YORDANY MOLLINEDO REYES Respondent.

To the following Defendant: 1) GERMAN GONZALEZ FERNAN-

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 action 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 default 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 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

WITNESS my hand and the seal of

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

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

# SECOND 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; TAMIAMI MASTER ASSOCIATION, INC.; TAMIAMI 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

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 following 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

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. this Court this 06/04/2025

As Deputy Clerk

OF LEE COUNTY, FLORIDA. TOGETHER WITH 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 written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, 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; otherwise a default will be entered against you for the relief demanded in the complaint.

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

### SECOND INSERTION

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

CIVIL DIVISION CASE NO: 24-CC-007231 SUN-N-FUN MOBILE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit

corporation,

Plaintiff, v. UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF NORMA Defendants. TO: UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF NOR-MA LEACH YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE

County, Florida: THAT COOPERATIVE PAR-CEL WHICH INCLUDES UNIT/CERTIFICATE NO.43
OF SUN-N-FUN HOME-OWNERS ASSOCIATION INC, A COOPERATIVE AS SET FORTH IN THE COOP-ERATIVE 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

Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276),

leland@associationlegalservices.com 25-02115I June 13, 20, 2025

OF CIRCUIT COURT, MILWAUKEE

### SECOND 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 DEVCODECAMP, INC. 8493 Pavia Way Lakewood Ranch, FL 34202

JAMES BRENT, 10731 Mirasol Drive Apt 402, Miromar Lakes, FL 33913,

-and-WENDY MIRENDA, S52W23043 Hunters Hollow Waukesha, WI 53189-1948

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 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

25-02116L June 13, 20, 27, 2025

# THIRD INSERTION

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 YOU ARE HEREBY NOTIFIED that

a quiet title action involving the follow-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 onequarter 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, Northeasterly of the Caloosahatchee River and Southerly of the following specifically described line:

From a railroad spike marking the Northeast (NE) corner of said Section 23, bear South 0°12'22' East, along the East line of said Section 23, a distance of 2283.54 feet to the point of beginning; Thence, South 64°00'10" West to an intersection thereof with the North bank of the Caloosahatchee River and the end of the specifically described line. All that part of Section 24, Township 43 South, Range 27 East,

Lee County, Florida, lying West of a creek known as Millers Gully, 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 Beginning; 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, RO-LAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Mvers, 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 demanded in the Complaint.

WITNESS my hand and seal of this Court on 06/03/2025 KEVIN C. KARNES

(SEAL) By: N Wright Angad Deputy Clerk 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 25-02060L

Clerk of Courts

SECOND INSERTION

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

Tax Deed #:2025000208 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: 23-02161 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02073L

### SECOND 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, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, OF THE PUB-LIC RECORDS OF LEE COUN-TY. 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 & Comptrol-

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

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

Tax Deed #:2025000219 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: 23-06592 Year of Issuance 2023 Description of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF FAMILY UNIT NO. 305 AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO APPURTENANT IN ACCORDANCE WITH AND SUBJECT TO THE COV-ENANTS, CONDITIONS, RE-STRICTIONS, TERMS, AND OTHER PROVISIONS OF THE DECLARATION OF CONDO-MINIUM OF SEVEN LAKES BUILDING NO. 46, A CONDO-MINIUM, WITH THE SCHED-ULES ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 663, PAGES 763 THROUGH 803, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-24-22-00046.3050 Names in which assessed:

TAMMY A SCOTT

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 25-02085L SECOND 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 RE-CORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, IN-CLUSIVE, 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02075L

### SECOND INSERTION 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 DUVIELLA, GABRIEL DUVIELLA, LYDIA DUVIELLA, THE ESTATE OF LYDIA MAY DUVIELLA

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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02092L

# SECOND 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 probate Administration (Petition for Formal 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 Alfred V. Nicoletti, Esq., Petitioner's attorney, 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 service on Petitioner's attorney or immediately 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

 $\mathrm{June}\, 13, 20, 27; \mathrm{July}\, 4, 2025$ 25-02121L

### SECOND INSERTION

### NOTICE OF SALE PURSUANT TO **CHAPTER 45**

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

CIVIL ACTION CASE NO.: 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. 2025-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 RE-CORDED 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 25-02106L June 13, 20, 2025

# THIRD INSERTION

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

CASE No.: 25-CA-001028 HERITAGE ENTERPRISES FL

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, of Manzo & Associates, P.A., Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814. telephone number (407) 514-2692

June 6, 13, 20, 27, 2025

25-02065L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 I select the appropriate Cour name from the menu option OR E-MAIL: sobserverfl.com

### SECOND 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

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 HOME-OWNERS 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, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 79 THROUGH 83, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA.

Property Address: 1067 Danpark

Loop, Fort Myers, FL 33912 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.

06/04/2025 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:

ftlrealprop@kelleykronenberg.com File No.: M22022-JMV

June 13, 20, 2025 25-02108L

SECOND INSERTION

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

JURISDICTION DIVISION CASE NO. 24-CC-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 TIM-BERWALK AT THREE OAKS HOME-OWNERS 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

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,

9:00 AM, on the 10th day of July, 2025

the following described property as set

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

25-02134L

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

### SECOND 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 Fore-

LOT 4. BLOCK D. IONA GAR-DENS, 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 DOU-BLE 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 IN-23-010722 June 13, 20, 2025

# 25-02107L

SECOND INSERTION NOTICE OF SALE IN THE COUNTY COURT, TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY.

FLORIDA CASE NO.:2024-CC-001661 FLORIDA ROOF SPECIALISTS,

a Florida corporation, Plaintiff, v. DAVID A. HUGHES, a single man,

Defendant. Notice is hereby given that, pursuant to a Default Final Judgment of Foreclosure, entered the 27th day of May 2025, I will sell the following described property located in LEE County, Florida:

Property more commonly known as 2801 Tena Avenue North, Lehigh Acres, Florida 33971, and more particularly described as:

Lot 10, Block 19, Unit 1, Lehigh Park, Section 23, Township 44 South, Range 26 East, Lehigh Acres, according to the map or plat thereof as recorded in Plat Book 15, Page 64, of the Public Records of Lee County, Florida.

Parcel Identification Number: 23-44-26-08-00019.0100

The Clerk of this Court shall sell the property to the highest bidder for cash. on June 26, 2025, at 9:00 am, EST, on Lee County's Public Auction website: www.lee.realforclose.com, in accordance with Chapter 45, Florida Stat-

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

WITNESS my hand and seal of this Court on 06/06/2025.

Kevin C. Karnes CLERK, CIRCUIT COURT (SEAL) By: N Wright Angad Deputy Clerk Daniel M. Copeland, Esquire

25-02125L

Daniel M. Copeland, Attorney at Law, P.A. 9310 Old Kings Road South, Suite 1501 Jacksonville, FL 32257 pleadings@dmcopelandlaw.com scopeland@dmcopelandlaw.com Attorney for Plaintiff

June 13, 20, 2025

# SECOND 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 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

LOT 2. BLOCK 57, UNIT 5, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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 06/06/2025.

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-MAII. FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0973

June 13, 20, 2025 25-02123L

# SECOND 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, Le-

high 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

### SECOND 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 FINAN-CIAL 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 DEVEL-OPEMENT; MARLIN CONSTRUC-TION 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, RE-CORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 4644 NW

34th Terrace, 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. 06/10/2025

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: ftlrealprop@kelleykronenberg.com File No.: 02304602-JMV June 13, 20, 2025 25-02157L

### SECOND INSERTION

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

CIVIL ACTION CASE NO.: 36-2023-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

# SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-001693 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

DEAN COMSTOCK, et al., **Defendant.**To: GEORGE B. TACKETT

4009 E GATOR CIRCLE, CAPE COR-AL, FL 33909

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOTS 32 AND 33, BLOCK 5783,

CAPE CORAL UNIT 88, A SUB-DIVISION, ACCORDING TO THE PLATE THEREOF, AS RECORDED IN PLAT BOOK 24. PAGES 127 THROUGH 143. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the 04 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 LEIBERT

PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-11557FL June 13, 20, 2025 25-02103L

# SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND

FIRST HORIZON BANK

Defendants. Notice is hereby given, pursuant to

UNIT 25, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 14, PAGES 90 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

and commonly known as: 2509 ACAD-EMY BLVD, ČAPE CORAL, FL 33904; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [x] www.lee.realforeclose.com on JULY 10, 2025 at 9:00 am.

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

Dated this day of 06/06/2025Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: N Wright Angad

Deputy Clerk Kass Shuler, P.A. 1604 N. Marion St.

Tampa, FL 33602 ForeclosureService@kasslaw.com 327486/2218240/wll June 13, 20, 2025 25-02118L

# COUNTY

FOR LEE COUNTY CIVIL DIVISION Case No. 36-2023-CA-001487

Plaintiff, vs. EXEL MARTINEZ, UNKNOWN SPOUSE OF EXEL MARTINEZ, AND UNKNOWN TENANTS/OWNERS.

Amended Final Judgment of Foreclo-sure for Plaintiff entered in this cause on June 5, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as: LOTS 5 AND 6, BLOCK 909,

### SECOND 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

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:

AND ALL OTHER OCCUPANTS OF

9290 LAKE PARK DRIVE #J105,

FORT MYERS, FL 33919

YOU ARE NOTIFIED that an action against you seeking to foreclose a Claim of Lien for unpaid assessments with respect to the below described property

located in Lee County, Florida: Condominium Unit No. 105, Building J, CENTRAL PARK SOUTH TWO, a Condominium according to the Condominium Declaration as recorded 1773, Page 4676 and as subsequently amended, all in the Public Records of Lee County, Florida, together with an undivided interest 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 Volume 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 acceptance of this deed, assume and agree to pay, with a present principal balance of \$30345.13. SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

000N0.1010 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 written 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-

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; 25-02155L

### SECOND INSERTION

Parcel ID #: 16-45-24-34-

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):

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-

**Unknown Parties in Possession** 

#2, if living, and all Unknown

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

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

LOT 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.

more commonly known as 350316th 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 Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 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 FC01 WNI 25-02114L June 13, 20, 2025

THIRD INSERTION

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

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26. PAGE 176, PUBLIC RECORDS, 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02011L

### THIRD INSERTION

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

Tax Deed #:2025000164 NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 23-04416 Year of Issuance 2023 Description of Property THE SOUTH ONE-HALF OF LOT 1, BLOCK 21, SUNCOAST ESTATES S/D, UNRECORDED, AS PER PLAT ON FILE IN OR BOOK 32, PAGE 526 OF THE LEE COUN-TY PUBLIC RECORDS. SUB-JECT TO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE WEST SIDE THERE-OF AND ALSO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE EAST SIDE THEREOF. Strap Number 24-43-24-03-00021.0010 Names in which assessed:

DANNY ELROD, VICKIE EL-ROD, VICKIE L ELROD

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01997L

### THIRD INSERTION

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

Tax Deed #:2025000163 NOTICE IS HEREBY GIVEN that JPL Investments Corp 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, BLÔCK 20, UNÎT 5, SOUTH 1/2 OF SECTION 8, TOWN-SHIP 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02020L

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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: 23-20213 Year of Issuance 2023 Description of Property LOT 10, BLOCK 104, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 52, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 15-45-27-16-00104.0100 Names in which assessed:

LILIA GARCIA, LUCY MER-CEDES G DE RUIZ

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02025L

# SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-002090 BONCIDIUM, 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

If you fail to file your response or answer, 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 Notice in Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.

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 this 5 day of

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

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com, 25-02105L June 13, 20, 2025

# FOURTH INSERTION

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

CASE NO: 2025-CA-001805 BRENDA AKIN,

Plaintiff, v. WILLIAM BARRY, individually and as an heir or beneficiary of Anthony Barry, Sr., deceased; JACQUELINE BARRY, as an heir or beneficiary of Anthony Barry, Sr., deceased; ANTHONY JOHN BARRY. individually and as an heir or beneficiary of Anthony Barry, Sr., deceased: JOAN PORTER, as an heir or beneficiary of Anthony Barry, Sr., deceased; TAMMY HARRIS, as an heir or beneficiary of Anthony Barry, Sr., deceased; and the UNKNOWN HEIRS AND BENEFICIARIES OF ANTHONY BARRY, SR., deceased; Defendants.

TO: DEFENDANTS, UNKNOWN HEIRS AND BENEFICIARIES OF ANTHONY BARRY, SR., deceased. YOU ARE NOTIFIED that an action

has been filed against you to quiet title to the following property located in Lee County, Florida:

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

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

Florida, more fully described as follows:

Beginning at the common property line of Lots 40 and 41 at the Northeast right-of-way line of SE W. for 0.16 feet along said rightof-way; thence N. 45°00'00" W., parallel with said common prop-erty 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-ofway 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 begin-

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

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

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

Jacqueline F. Perez, Esquire, KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 May 30; June 6, 13, 20, 2025

Plaintiffs' Attorney,

25-01960L

### SECOND INSERTION

### PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. July 10, 2025 at 11:45AM.

### **Xtreme Church**

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

June 13, 20, 2025 25-02131L

### THIRD INSERTION

# 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 KA-MUF, ESTATE OF GOLDIE KURZ, FRANK N KURZ, FREDA LYNN VUKOVICH, JAMES F KURZ, JANET K FULLERTON, JEFF KURZ, JOHN E KURZ, MARY JULIA KURZ, ROSE K ROUSOFF, SHIRLEY K HAG-MAN, THOMAS EUGENE KURZ

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02026L

# THIRD INSERTION

### 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 CONDOMINI-UM UNIT 10, KING TARPON CONDOMINIUM F/K/A TAR-PON PASS CONDOMINIUM. A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, AS RECORDED IN OFFI-CIAL RECORDS BOOK 2455 PAGE 3745, AND AMEND-MENT CHANGING CONDO-MINIUM 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 CONDOMIN-IUM 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 UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. Strap Number 06-43-23-13-00000.0100

Names in which assessed: DENNIS GALLAGHER, KYM-BRLY GALLAGHER

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01991L

LEE COUNTY

SECOND INSERTION 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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  $\hbox{E-Mail: czacharia@zacbrownlaw.com}$ June 13, 20, 2025 25-02112L SECOND INSERTION

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

PROBATE DIVISION Case No. 25-CP-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 732.2211, Florida Statutes.

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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The first date of publication is June

### Personal Representative: Mary Patton

1257 Wells Street Valparaiso, Indiana 46385 Attorney for Personal Representative: Brice Zoecklein, Esq. Email Address: hrice@zoeckleinlawpa.com Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511

June 13, 20, 2025 25-02117L SECOND INSERTION

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 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 SECTION 733.702 WILL BE FOREVER BARRED.

NOTHWITHSTANDING 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.com2d Email: TheDonnellyLaw@comcast.net

25 - 02140L

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-002112 **Division Probate** IN RE: ESTATE OF IRENE ELIZABETH DENISSEN,

Deceased.

The administration of the estate of Irene Elizabeth Denissen, deceased, whose date of death was August 8, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Twentieth Judicial Circuit, Lee County. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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.

### Personal Representative: s/Sheryl L. Webb Sheryl L. Webb 9919 Sprig Way

Louisville, KY 40291 Chicago, IL 60657 Attorney for Personal Representative: GREGÖRY J NUSSBICKEL s/Christopher G. Price Christopher G. Price Florida Bar No. 0580643 E-Mail Addresses: The Nussbickel Law Firm P.A. cprice@sarrettprice.com Florida Bar No. 0014622 Fort Myers, FL 33907 Sarrett Price PA Telephone: (239)900-9455 999 Vanderbilt Beach Road, Suite 200 E-Mail Addresses: Naples, FL 34108  ${\tt greg@will.estate}$ Telephone: 239-325-3350 christine@will.estate June 13, 20, 2025 25-02135L June 13, 20, 2025 25-02130L

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

# Personal Representative: CAMERON RUIZ

2911 N. Wolcott Avenue, F Attorney for Personal Representative: 12487 Brantley Commons Court

### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001559 IN RE: ESTATE OF JOHN EDWARD DELHAGEN a/k/a JOHN EDWARD DELHAGEN, II a/k/a JACK EDWARD DELHAGEN

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 JOHN EDWARD DELHAGEN a/k/a JOHN EDWARD DELHAGEN, II a/k/a JACK EDWARD DELHAGEN, deceased, File Number 25-CP-001559, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901: that the decedent's date of death was January 23, 2025; that the total value of the estate is less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address John Edward Delhagen a/k/a John Edward Delhagen, III, as Trustee of the "John Edward Delhagen Revocable Trust dated December 29, 2005"

1098 Lower Road

Plainfield, VT 05667 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: JOHN EDWARD DELHAGEN a/k/a JOHN EDWARD DELHAGEN, III 1098 Lower Road

Plainfield, VT 05667 Attorney for Person Giving Notice Neil R. Covert, Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com June 13, 20, 2025 25-02111L

# SECOND INSERTION

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

 ${\tt george@kozolasset protection.com}$ June 13, 20, 2025 25-02139L

Estero, Florida 33928-2568

Telephone: (239) 266-5671

E-Mail:

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.

June 13, 20, 2025

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' re set forth helo

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.

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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

### 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 25-02133L June 13, 20, 2025

# NOTICE TO CREDITORS

SECOND INSERTION

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 pernal renr ntative's attor 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 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

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, 2025 25-02132L

# SECOND INSERTION

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 &

ASSOCIATES LLP 1380 Royal Palm Square, Fort Myers, FL 33919 Telephone: (239) 936-7200/ Fax: (239) 936-7997  $\hbox{E-Mail: jenniferh@trustska.com}$ Secondary E-Mail: carolg@trustska.com 01069242.DOCX/1 June 13, 20, 2025 25-02148L

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 25-02136L

June 13, 20, 2025

SECOND 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 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@dorcevlaw.com June 13, 20, 2025 25-02138L

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 33966Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorcevlaw.com June 13, 20, 2025 25-02150L

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 eviana.martin@martinlawfirm.com

June 13, 20, 2025

### SECOND 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

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 AF-TER 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

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

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

The date of first publication of this notice is 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, 2025 25-02159L

### SECOND 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 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 SECTION 733.702 WILL BE FOREVER

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: ims3@sanibellaw.net June 13, 20, 2025 25-02142L

# SECOND 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 ROJAS, Deceased.

The Administration of the Estate of DANILO ALEXANDER SAEZ RO-JAS 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 REFORE THE LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 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 FOREV-ER BARRED.

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

The personal representative 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

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA

PROBATE DIVISION File No. 2025-CP-001728 **Division: Probate** IN RE: ESTATE OF ANTHONY A. RUSSO.

Deceased. The administration of the Estate of AN-THONY 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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. § 732.216732.228 applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat.  $\S$  732.2211.

25-02144L

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 AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. § 733,702 WILL BE FOR-EVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OF 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, 2025

25-02143L

# SECOND 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 DO-MENICA 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 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

25-02151I June 13, 20, 2025

**PUBLISH YOUR LEGAL NOTICE** 

June 13, 20, 2025

Call **941-906-9386** 

25-02141L

or email legal@businessobserverfl.com



LEE COUNTY

### THIRD 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, INCLU-SIVE, IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210

Names in which assessed: DRAMA REAL ESTATE COR-PORATION, 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 & Comptrol-

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-

TIES 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

Certificate Number: 23-06101

Year of Issuance 2023 Descrip-

tion 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-

45-24-08-0000Ĥ.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 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 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

June 6, 13, 20, 27, 2025

June 6, 13, 20, 27, 2025

Tax Deed #:2025000123

assessed are as follows:

25-01998L

### NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025000170

THIRD INSERTION

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 SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96THROUGH 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01999L

### THIRD 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, TOWN-SHIP 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 & Comptrol-

25-02003L

June 6, 13, 20, 27, 2025

25-02000L

### SECOND 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, RE-CORDED 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 & Comptrol-

> SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-03484

Year of Issuance 2023 Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45,

PART 1, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-

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-

SECOND 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

Certificate Number: 23-03446 Year of Issuance 2023 Descrip-

tion 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-

ELIZABETH L JOHNSON,

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-

Jun. 13, 20, 27; Jul. 4, 2025

44-23-C3-03208.0320

Names in which assessed:

GREGORY L JOHNSON

it was assessed are as follows:

25-02078L

Jun. 13, 20, 27; Jul. 4, 2025

44-23-C3-01831.0460

Names in which assessed: JUDITH ELLENZ

it was assessed are as follows:

Tax Deed #:2025000157

Jun. 13, 20, 27; Jul. 4, 2025

25-02076L

### SECOND 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 & Comptrol-

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

# SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

Certificate Number: 23-04017 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 18-

Names in which assessed: LESLIE LEE COMA, RO-

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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

# SECOND INSERTION

# 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

SECOND 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, ACCORD-ING 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 & Comptrol

Jun. 13, 20, 27; Jul. 4, 2025

25-02081L

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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000159

Year of Issuance 2023 Description of Property LOT(S) 22, 23, 24 AND 25, BLOCK 3794, CAPE CORAL UNIT 52, A SUBDIVI-SION, 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01992L

# THIRD 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, ACCORD-ING 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02017L

### THIRD INSERTION

June 6, 13, 20, 27, 2025

**JUNE 20 - JUNE 26, 2025** 

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 prop-

erty and the name(s) in which it was

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

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 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 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-01993L

Names in which assessed:

Tax Deed #:2025000122

assessed are as follows:

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000120

NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC TIES 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 RE-CORDED 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01994L

# THIRD INSERTION

### 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, RE-CORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, LY-ING IN SECTION 4, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLOR-IDA; DESCRIBED AS FOL-LOWS: 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 DE-GREES 07' 35" WEST FOR 265.92 FEET TO THE SOUTH-EAST RIGHT OF WAY OF SUN-RISE BOULEVARD, THENCE ALONG THE SOUTHEAST RIGHT OF WAY NORTH 44 DEGREES 52.Äô 57.Äù EAST FOR 361.54 FEET, TO A POINT OF CURVE. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADI-US OF 50.00 FEET (CENTRAL ANGLE 90 DEGREES CHORD NORTH 89 DEGREES 52,Äô 57 .Äú EAST 70.71 FEET) FOR 78.54 FEET, TO THE SOUTH-WEST RIGHT OF WAY LINE OF HOMESTEAD ROAD, THENCE ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE SOUTH 45 DEGREES 07, Ä<br/>ô 03, Äù EAST FOR 215.92 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 52,Äô 57,Äù 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,Äô 35,Äù EAST. Strap Number 04-45-27-11-0000A.1000

Names in which assessed: FIRST HOREB HAITIAN BAP-TIST 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02023L

# Section 197.512 F.S.

Tax Deed #:2025000130 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES 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:

43-24-C3-05744.0110

DOLFO ANTONIO COMA III

25-02080L

# NOTICE OF PUBLIC SALE

Vehicle bearing vehicle identification number 1AU056029GA007324 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

# THIRD INSERTION

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

Tax Deed #:2025000131 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES 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 CONDOMIN-IUM 15, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED AS OF-FICIAL RECORDS INSTRU-MENT NO. 2006000430108. AS AMENDED UNDER OF-FICIAL RECORDS INSTRU-MENT 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01996L

# THIRD INSERTION

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

Tax Deed #:2025000128 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES 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 COUN-TRY CLUB, AND THE UNDI-VIDED 1/80TH SHARE OR INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 3, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1722, PAGES 4477 THROUGH 4513, INCLU-SIVE, 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02002L

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com



### THIRD INSERTION

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

Tax Deed #:2025000125 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES 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: 23-06119 Year of Issuance 2023 Description of Property LOT 10 AND THE EASTERLY 19.79 FEET OF LOT 9, BLOCK F, MCGREGOR HEIGHTS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 5. PAGE 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-24-05-0000F.0100

Names in which assessed: CAROL JO SOFKO TRUST

DATED JANUARY 31 1997 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02001L

### THIRD INSERTION

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

Tax Deed #:2025000149 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: 23-11989 Year of Issuance 2023 Description of Property LOT 5, BLOCK 34, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-05-00034.0050

Names in which assessed: JEAN ROBERT PIERRE, JO-SEPH WITNISE

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02006L

THIRD INSERTION

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

Tax Deed #:2025000176 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: 23-17312 Year of Issuance 2023 Description of Property LOT 13, BLOCK 24, UNIT 6, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 29-44-27-06-00024.0130

Names in which assessed: SHIAU-MING SOONG

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 & Comptrol-

25-02021L

June 6, 13, 20, 27, 2025

THIRD INSERTION

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

Tax Deed #:2025000186 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: 23-14464 Year of Issuance 2023 Description of Property LOT 7, 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 1, OF THE PUBLIC RECORDS OF COUNTY, FLORIDA Number 06-44-27-15-LEE Strap 00296.0070

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02016L

### THIRD INSERTION

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

Tax Deed #:2025000191 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: 23-20070 Year of Issuance 2023 Description of Property LOT 19, BLOCK 11, UNIT 2, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-02-00011.0190

Names in which assessed: ESTATE OF GLORIA D WALK-ER, ESTATE OF GLORIA D. WALKER

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02024L

# THIRD INSERTION

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

Tax Deed #:2025000169 NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 23-13522 Year of Issuance 2023 Description of Property LOT 15, BLOCK 7, CHARLESTON PARK, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 27 EAST AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIR-CUIT COURT, RECORDED IN PLAT BOOK 8, PAGE 44, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, Strap Number 25-43-27-01-00007.0150 Names in which assessed: HOPE APOSTOLIC CHURCH OF JESUS, HOPE APOSTOLIC CHURCH OF JESUS CHRIST 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02014L

### THIRD INSERTION

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

Tax Deed #:2025000141 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: 23-11905 Year of Issuance 2023 Description of Property LOT 14, BLOCK 81, UNIT 9, SECTION 35, TOWNSHIP 44 SOUTH. RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-09-00081.0140 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02004L

### THIRD INSERTION

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

Tax Deed #:2025000201 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following  $\operatorname{certificate}(s)$  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: 23-03420 Year of Issuance 2023 Description of Property LOTS 59, 60 AND 61, BLOCK 4346, CAPE CORAL UNIT 63, A SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-23-C4-04346.0590

Names in which assessed: UVER ALEXANDER V ES-QUENAZI, UVER ALEXAN-DER VALERA ESQUENAZI

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-01995L

### THIRD INSERTION

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

Tax Deed #:2025000143 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: 23-12020 Year of Issuance 2023 Description of Property LOT 15, BLOCK 62, UNIT 7, SECTION 36, TOWNSHIP 44 SOUTH RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-07-00062.0150 Names in which assessed:

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02007L

### THIRD INSERTION

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

Tax Deed #:2025000137 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: 23-12243 Year of Issuance 2023 Description of Property LOT 11, BLOCK 100, UNIT 9, SECTION 1. TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-26-09-00100.0110

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 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 & Comptrol-

June 6, 13, 20, 27, 2025 25-02008L

### THIRD INSERTION NOTICE OF APPLICATION

# FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025000138 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: 23-12332 Year of Issuance 2023 Description of Property LOT 6, BLOCK 39, UNIT 5, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 94, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-05-00039.0060 Names in which assessed:

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 & Comptrol-

June 6, 13, 20, 27, 2025

PETER FOREMAN

25-02010L

# THIRD INSERTION

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

Tax Deed #:2025000140 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: 23-12548 Year of Issuance 2023 Description of Property LOT 12, BLOCK 87, UNIT 9, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-09-00087.0120 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02012L

# THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025000146

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: 23-12295 Year of Issuance 2023 Description of Property LOT 8, BLOCK 8, UNIT 1, SECTION 2, TOWN-SHIP 45 SOUTH, RANGE 26 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 94, PUBLIC RECORDS. LEE COUNTY, FLORIDA. Number 02-45-26-01-

00008.0080 Names in which assessed: ESTATE OF OLIVE M GREEN-

GORDON 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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02009L

### THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

**Section 197.512 F.S.** Tax Deed #:2025000150 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: 23-12556 Year of Issuance 2023 Description of Property LOT 10, BLOCK 94, UNIT 10, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-10-00094.0100

Names in which assessed: DOROTHY BUCHANAN COL-LINS, KATHERINE KOMIS 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 & Comptrol-

June 6, 13, 20, 27, 2025 25-02013L

PETER FOREMAN

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-14618

Year of Issuance 2023 Description of Property LOT 26, BLOCK 264, UNIT 41, GREENBRIAR,

SECTIONS 6 & 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST,

LEHIGH ACRES, ACCORD-

ING TO THE MAP OR PLAT THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 27

PAGE 64 OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-27-10-00264.0260

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 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02019L

Names in which assessed:

BIG FLOOR LLC

June 6, 13, 20, 27, 2025

it was assessed are as follows:

Tax Deed #:2025000153

# THIRD INSERTION

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

Tax Deed #:2025000142 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: 23-11910 Year of Issuance 2023 Description of Property LOT 15, BLOCK 86, UNIT 10, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-10-00086.0150 Names in which assessed:

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 & Comptrol-

PETER FOREMAN

June 6, 13, 20, 27, 2025 25-02005L

# THIRD INSERTION

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

Tax Deed #:2025000185 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: 23-14359 Year of Issuance 2023 Description of Property LOT 9, BLOCK 208, UNIT 31, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 51, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 05-44-27-14-00208.0090 Names in which assessed: PROSPERITY PATH SOLU-TIONS LLC, PROSPERITY PATHS SOLUTIONS 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 25-02015L

# THIRD INSERTION

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

Tax Deed #:2025000179 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: 23-17427 Year of Issuance 2023 Description of Property LOT 3, BLOCK 86, UNIT 18, LEE-LAND HEIGHTS, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-27-18-00086.0030

Names in which assessed: JEROME REYNEART, ROME REYNERT

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 & Comptrol-

June 6, 13, 20, 27, 2025

25-02022L

### SECOND INSERTION

### 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02101I

### SECOND INSERTION

### 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 THERE-OF. AS RECORDED IN OF-FICIAL RECORDS INSTRU-MENT 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, EX-ECUTIVE 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02088L

### SECOND INSERTION 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, ACCORD-ING TO THE PLAT THERE-OF 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

### SECOND INSERTION

### 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, MONTERU-DAS 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-20029

Year of Issuance 2023 De-

scription of Property LOT 14, BLOCK 76, UNIT 14, SECTION

14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE

 $\operatorname{MAP}$  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

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-

25-02098L

Jun. 13, 20, 27; Jul. 4, 2025

Names in which assessed: PAMGHI AMERICANA LLC

it was assessed are as follows:

Tax Deed #:2025000190

25-02074L

### SECOND INSERTION 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 CONDOMIN-IUM, A CONDOMINIUM AC-CORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRU-MENT 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 & Comptrol-

SECOND INSERTION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-21917

Year of Issuance 2023 De-

scription of Property LOT 16, BLOCK 24, UNIT 6, SECTION

28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 20.

PAGE 60, OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 28-45-27-06-00024.0160

NORTH URBAN GROUP 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 08/05/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02100L

Jun. 13, 20, 27; Jul. 4, 2025

Names in which assessed:

it was assessed are as follows:

Tax Deed #:2025000245

Jun. 13, 20, 27; Jul. 4, 2025

25-02087I

### SECOND INSERTION

### 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, MIRI-AM 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02099L

### SECOND INSERTION

### NOTICE OF APPLICATION 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025 25-02082L

# SECOND INSERTION

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

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

Names in which assessed: JANDA PROJECTS LLC

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 & Comptrol-

25-02097L

### SECOND INSERTION

### 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00046.0100

Names in which assessed: ESTATE OF ANTHONY DIS-ORBO

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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02096L

### SECOND INSERTION

### 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 PUB-LIC RECORDS OF LEE COUN-TY, 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02084L

# SECOND INSERTION

### 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, SECTON 12. TOWNSHIP 45 SOUTH. RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025 25-02094L

### SECOND INSERTION

### 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 CONDOMIN-IUM UNIT NO. 3, GRAND CAYMAN CONDOMINIUM, TOGETHER WITH AN UN-DVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1686, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C3-03200.0030

Names in which assessed: TREASURE COAST INVEST-MENT 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02079L

### SECOND 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 SUBDIVI-SION, 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 BERNA PHIL-LIPS, SHAD PHILLIPS, SU-SAN 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02086L

### SECOND 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 Äì UNITS 5, 6 & 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVI-SION 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02089L

# SECOND INSERTION

### 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

25-02091L

# SECOND INSERTION

# 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 PUB-LIC RECORDS OF LEE COUN-TY, 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 & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025

# FOR TAX DEED

# NOTICE OF APPLICATION Section 197.512 F.S.

it was assessed are as follows:

RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00056.0010

All of said property being in the County

Jun. 13, 20, 27; Jul. 4, 2025

# THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com