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TAX DEEDS

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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, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02189L

FIRST INSERTION

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

Tax Deed #:2025000260  
NOTICE IS HEREBY GIVEN that OSAMAH HASAN ALL IN ONE REALTOR 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: 23-01837 Year of Issuance 2023 Description 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.A530  
Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC, TISSA TRUST  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02167L

FIRST INSERTION

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

Tax Deed #:2025000284  
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: 23-03406 Year of Issuance 2023 Description 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-C2-04427.0100  
Names in which assessed: KERRI PEREZ  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02169L

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, ACCORDING 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: TICH0 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02166L

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, 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 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00012.0130  
Names in which assessed: ADRIAN ECCLESTON  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02177L

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, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02176L

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, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02180L

FIRST INSERTION

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

Tax Deed #:2025000292  
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: 23-21270 Year of Issuance 2023 Description of Property LOT 8, BLOCK 86, UNIT 9, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00086.0080  
Names in which assessed: J SOTO PEREZ, JACINTO SOTO PEREZ, TOMASA SOTO PEREZ  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02187L

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, LEHIGH ACRES, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 78, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02184L

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, TOWNSHIP 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 ALIAGA  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02183L

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, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 147, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0120  
Names in which assessed: JOSE G CUEVAS, MARIA C CUEVAS  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02192L

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, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-04-00039.0150  
Names in which assessed: BULLDOG-REBEL INVESTMENTS LLC  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02185L

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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02190L

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 INVESTMENTS INC, SOUTH GEORGIAN INVESTMENTS INC., SOUTH GEORGIAN INVESTMENTS, INC.  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
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 RECORDED 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
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, BUILDING 23 OF WATERFORD VII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2496, PAGE 432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
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 RECORDED 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.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jun. 20, 27; Jul. 4, 11, 2025  
25-02170L



--- TAX DEEDS ---

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 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 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02188L

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02179L

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 187, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-26-03-00034.0310 Names in which assessed: DANIEL TEMPLETON, DARREL J TEMPLETON, DARREL TEMPLETON, MILES TEMPLETON, 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02178L

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 SECTION 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 DEGREES 26 MINUTES 10 SECONDS WEST, 1069.37 FEET TO A STEEL PIN, THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 244.54 FEET TO A STEEL PIN, THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02193L

--- ESTATE ---

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO. 25-CP-1854</b> <b>IN RE: ESTATE OF SUSAN CAROL STEWART a/k/a SUSAN C. STEWART, Deceased.</b> 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Shanna Romano</b> <b>Personal Representative</b> 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@capecoralattorney.com Email: courtfilings@capecoralattorney.com June 20, 27, 2025 25-02244L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File no. 25-CP-001578</b> <b>IN RE: ESTATE OF LINDA SMITH BALLARD, Deceased.</b> 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Kathryn Marie Winfrey</b> 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 June 20, 27, 2025 25-02211L
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 25-CP-001455</b> <b>IN RE: ESTATE OF Ehsanollah Afshani, a/k/a Ehsanollah Afshani, M. D. Deceased.</b> 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 Division, the address of which is Lee Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Camille A. Afshani</b> 341 Troy Del Way Williamsville, New York 14221 Attorney for Personal Representative: LIPPES MATHIAS LLP /s/ Alessandro A. Apolito Alessandro A. Apolito Florida Bar Number: 84864 Mark D. Canfield Florida Bar Number: 1024997 10151 Deerwood Park Boulevard Building 300 - Suite 300 Jacksonville, Florida 32256 Telephone: (904) 660-0020 Fax: (904) 660-0029 E-Mail: aapolito@lippes.com E-Mail: mcanfield@lippes.com Secondary E-Mail: llagle@lippes.com Secondary E-Mail: mbrodhurstdavis@lippes.com June 20, 27, 2025 25-02210L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> CIRCUIT COURT - 20TH JUDICIAL CIRCUIT - LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1812</b> <b>IN RE: ESTATE OF JOHN P. COSTELLO, Deceased.</b> 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 a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Maria J. Costello</b> 81717 Largo Mar Dr. Esterro, 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 June 20, 27, 2025 25-02225L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 23-CP-1295</b> <b>Division Probate</b> <b>IN RE: ESTATE OF JOACHIM POTTHOFF Deceased.</b> 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Heidrun Thornton</b> 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: brianas@schuttlaw.com June 20, 27, 2025 25-02204L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001722</b> <b>Division Probate</b> <b>IN RE: ESTATE OF RICHARD NICHOLAS RECINIELLO A/K/A RICHARD N. RECINIELLO Deceased.</b> The administration of the estate of Richard Nicholas Reciniello a/k/a 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 Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Dorothy L. Reciniello</b> 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 June 20, 27, 2025 25-02205L

FIRST INSERTION
<b>Notice to Creditors</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 25-CP-001320</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF KURT GREGORY SWANSON Deceased.</b> 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is: June 20, 2025. <b>Personal Representative</b> <b>Maxwell Swanson</b> 9033 Lamkin Cir Labelle, FL 33935 863-301-1356 Attorney for Personal Representative Monica M. Cabrera, Esq 26578 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

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--- ESTATE ---

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001036</b> <b>IN RE: ESTATE OF MOHAMMAD FARES ABUAJAQ, Deceased.</b>	
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME 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.	
<b>FARES ABUAJAQ</b> <b>Personal Representative</b> 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, 202525-02227L	

FIRST INSERTION	
<b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25-CP-1665</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF JUDITH M. O'CONNOR, Deceased.</b>	
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 ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221. The date of first publication of this Notice is June 20, 2025.	
<b>Person Giving Notice:</b> <b>Scott D. Uhlman</b> P.O. Box 4010 Brockton, MA 02303 Attorney for Person Giving Notice: Kevin A. Kyle 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, 202525-02201L	

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

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001781</b> <b>IN RE: ESTATE OF RICHARD H. BEHRMANN Deceased.</b>	
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 attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the Clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 20, 2025.	
<b>Personal Representative:</b> <b>Timothy R. Behrmann</b> 8 Wall Street Glen Head, NY 11545 Attorney for Personal Representative: Carol R. Sellers Attorney Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com June 20, 27, 202525-02203L	

FIRST INSERTION	
<b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1620</b> <b>Division Probate</b> <b>IN RE: ESTATE OF SHEILA WILSKER A/K/A SHEILA LOIS WILSKER Deceased.</b>	
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 Ilyse Laufer 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025	
<b>Person Giving Notice:</b> <b>Jaime Maurer a/k/a Jaime Maurer</b> 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, 202525-02202L	

FIRST INSERTION

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001865</b> <b>Division Probate</b> <b>IN RE: ESTATE OF LYNN MAUREEN MURGATROYD Deceased.</b>	
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. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 20, 2025.	
<b>Personal Representative:</b> <b>Joan Farrington</b> 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, 202525-02231L	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO. 25-CP-001195</b> <b>IN RE: ESTATE OF ROSA M. GALE, Deceased</b>	
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. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 20, 2025.	
<b>Signed by: Moises Alvarado</b> <b>Moises Alvarado</b> <b>Petitioner</b> /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 E-Mail: alvaro@capecoralattorney.com Secondary E-Mail: courtfilings@capecoralattorney.com June 20, 27, 202525-02245L	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA <b>File No. 25-CP-1837</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF BERT L. JENKS Deceased.</b>	
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 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.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221,	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1803</b> <b>IN RE: ESTATE OF JANET KENDZIOR Deceased.</b>	
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 attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 20, 2025.	
<b>Personal Representative:</b> <b>Bradley F. Kendzior</b> 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, 202525-02252L	

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 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, 202525-02234L

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

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,

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:**  
**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  
June 20, 27, 202525-02276L



FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 25-CP-1678</b> <b>IN RE: ESTATE OF</b> <b>SCOTT WEBSTER ROWAN</b> <b>Deceased.</b> 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 SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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. <b>SHAWN ROWAN</b> <b>Personal Representative</b> /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 June 20, 27, 202525-02212L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION <b>Case No. 2025-CP-001792</b> <b>IN RE: THE ESTATE OF</b> <b>MARY URSITTI, deceased</b> 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 URSITTI, 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: Name Address 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. <b>Person Giving Notice:</b> <b>Andrew L. Ursitti</b> 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, 202525-02242L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>File No. 292024SC060707A001HC</b> <b>Probate Division:</b> <b>IN RE: ESTATE OF</b> <b>PETER CANDELA</b> <b>Deceased.</b> The administration of the estate of PETER 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. June 20, 27, 202525-02260L

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 24-CA-004011</b> <b>OAKS AT WHISKEY CREEK</b> <b>CONDOMINIUM 3 ASSOCIATION,</b> <b>INC., a Florida not-for-profit</b> <b>corporation,</b> <b>Plaintiff, vs.</b> <b>ANNA POKHODINA BEACH, et al.,</b> <b>Defendants.</b> 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 POKHODINA 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 CONDOMINIUM 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 33919) Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated: 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, 202525-02230L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>File Number: 24-CP-2981</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Robert E. Leidecker,</b> <b>Deceased.</b> 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 SERVICE 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 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. 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. <b>Christine Kowalski ,</b> <b>Personal Representative</b> 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, 202525-02264L
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FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1847</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>MARY MARGARET SHOAF</b> <b>Deceased</b> 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 whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative</b> <b>James Thomas Grubbs</b> <b>c/o BOYER &amp; BOYER PA</b> 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 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com June 20, 27, 202525-02258L

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001801</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM M. MURPHY</b> <b>Deceased.</b> 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. <b>Person Giving Notice:</b> <b>Colleen Ann Brennan</b> 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, 202525-02261L

FIRST INSERTION
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO. 25-CA-000584</b> <b>EQUITY TRUST COMPANY,</b> <b>CUSTODIAN, FBO TODD</b> <b>BENWARE IRA</b> <b>Plaintiff, v.</b> <b>PENNY M. VELFLING A/K/A</b> <b>PENNY M. VELFING; MARK S.</b> <b>VELFLING; UNKNOWN SPOUSE</b> <b>OF PENNY M. VELFLING A/K/A</b> <b>PENNY M. VELFING; UNKNOWN</b> <b>TENANT 1; UNKNOWN TENANT</b> <b>2; WILLIAM M. DUNN</b> <b>Defendants.</b> 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 RECORDED IN PLAT BOOK 25, PAGE 124 THROUGH 126, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A 1972 BARRI MH, IDENTIFICATION NUMBERS 33K14W-S0666U AND 33K14WS0666X AND 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 10000010712 June 20, 27, 202525-02196L

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

lv20890\_V5

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 25-CP-1289</b> <b>IN RE: ESTATE OF</b> <b>DOROTHY LICHTENSTEIN,</b> <b>Deceased.</b> 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 LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 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 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 date of first publication of this notice is June 20, 2025. <b>Curator:</b> <b>CHRISTOPHER J. SANCHEZ</b> <b>c/o Alison K. Douglas, Esq.</b> <b>CUMMINGS &amp; LOCKWOOD LLC</b> 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; jmcruz@cl-law.com 9007382.1.docx 6/13/2025 June 20, 27, 202525-02239L



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ESTATE

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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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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

June 20, 27, 2025

25-02243L

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 SERVICE 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 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.

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. Brejcha, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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.

Attorney

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:

peggy@safeharborlawfirm.com

June 20, 27, 2025

25-02257L

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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 & ANDRESS

1375 East Ninth Street, 10th Floor

Cleveland, OH 44114

Telephone: (216) 623-0150

E-Mail: L.Kilpeck@ralaw.com

June 20, 27, 2025

25-02265L

FIRST INSERTION

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 Rodney 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 Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

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

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

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

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

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

Kelly L. Fayer, P.A.

12601 World Plaza Lane Suite 2

Fort Myers, Florida 33907

Telephone: (239) 415-3434

Fax: (239) 433-3434

E-Mail: notice@fayerlaw.net

Secondary E-Mail:

service@lawsprt.com

June 20, 27, 2025

25-02268L

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 attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Kathryn 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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@mccrorylaw.com

June 20, 27, 2025

25-02275L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:

Russell Pete Samsel

29435 Pine Villa Cir.

Punta Gorda, Florida 33982

Attorney for Personal Representative:

Joe C. Cuffel

Attorney for Personal Representative

Florida Bar Number: 1019964

SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd.

Fort Myers, FL 33919

Telephone: (239) 936-7200

E-Mail: joe@c.trustska.com

June 20, 27, 2025

25-02269L

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ACTIONS / SALES

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<div>FIRST INSERTION</div> <div>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 De- fendants. 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 web- site: 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, in- clusive, 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 104130434.1 June 20, 27, 202525-02206L</div>	<div>FIRST INSERTION</div> <div>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 pursu- ant 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 ac- cordance 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 &amp; 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, 202525-02251L</div>	<div>FIRST INSERTION</div> <div>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 pursu- ant 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 SUBDI- VISION, 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 ac- cordance 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 &amp; 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, 202525-02250L</div>	<div>FIRST INSERTION</div> <div>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 pursu- ant 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 &amp; Comptroller for Lee County, Florida, will sell to the high- est and best bidder for cash on-line at https://www.lee.realforeclose.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, ac- cording to the plat thereof, as recorded in Plat Book 19, Page(s) 64 through 78, of the Public Re- cords 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 en- large 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 DC LAW OFFICES OF MENDEZ &amp; 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@mendezandmendezlaw.com June 20, 27, 202525-02247L</div>	<div>FIRST INSERTION</div> <div>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 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover- ing 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 RE- CORDED 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 de- fenses, 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 Com- plaint. 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, 202525-02271L</div>	
<div>FIRST INSERTION</div> <div>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. ALASCA LLC, a Florida limited liability company; LUIS FELIPE STONE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. TO: Luis Felipe Stone 2709 NW 5th Ter, Cape Coral, FL 33993 YOU ARE NOTIFIED that a com- plaint was filed by Tryon Street Acqui- sition Trust I, to foreclose a mortgage on the following property in Lee County, Florida: Lots 36 &amp; 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, Florida. 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 attor- ney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill &amp; Mullis, P.A., Post Office Box 3542, St. Peters- burg, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint 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 &amp; 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 June 20, 27, 202525-02232L</div>	<div>FIRST INSERTION</div> <div>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, LLC, Plaintiff, vs. JEMAL ALEMDAR, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant 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 SUBDI- VISION 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 ac- cordance 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 &amp; 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, 202525-02249L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF FORECLOSURE SALE 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 pursu- ant 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 to the following described property as set forth in said Final Judgment, to wit: Apartment No. 49-B, Myerlee Circle Condominium, a Condo- minium according to the Dec- laration of Condominium re- corded in Official Records Book 856, Pages 813 through 852, and amendments thereto and as per plat thereof, of the Public Re- cords 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- tion 45.031. DATED This 17 day of June, 2025. KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N. Wright-Angad As Deputy Clerk BECKER &amp; 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 June 20, 27, 202525-02274L</div>	<div>FIRST INSERTION</div> <div>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 Cir- cuit 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 fol- lowing 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 ac- cordance with Florida Statutes, Section 45.031. 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@themartinfirm.com Dated: June 4, 2025. June 20, 27, 202525-02248L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003836 LAKEVIEW 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 high- est and best bidder for cash, the follow- ing 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, Town- ship 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 re- corded in Plat Book 34, at pages 46 and 47, of the Public Records of Lee County, Florida, also be- ing 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;</div>	<div>FIRST INSERTION</div> <div>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 feet; 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 enti- tled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagor, the Mort- gagee 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 &amp; Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com June 20, 27, 202525-02208L</div>

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ACTIONS / SALES

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FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA <b>CASE NO.: 25-CA-002332</b> <b>AOH SERVICES LLC,</b> <b>Plaintiff, v.</b> <b>DAVID P. RICHARDS and</b> <b>JACQUELINE RICHARDS,</b> <b>Defendants.</b> 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 DE- SCRIBED 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 writ- ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, 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 25-02218L

FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25-CA-000629</b> <b>UNITED WHOLESALE</b> <b>MORTGAGE, LLC,</b> <b>Plaintiff, vs.</b> <b>MITCH MANN, et al,</b> <b>Defendant(s).</b> 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 publica- tion of the Notice of Action, on Alber- telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be en- tered against you for the relief demand- ed 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 the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and the seal of this court 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
<b>NOTICE OF ACTION;</b> <b>CONSTRUCTIVE SERVICE-</b> <b>PROPERTY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION <b>CASE NO.: 2025-CA-001810</b> <b>FREEDOM MORTGAGE</b> <b>CORPORATION,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF SHIRLEY ANN</b> <b>BOWDLER; et al.,</b> <b>Defendants.</b> 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 to foreclose to the following property in Lee County, Florida: LOTS 6 AND 7, BLOCK 1815, UNIT 45, CAPE CORAL SUB- DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 122 TO 134, IN- CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 112 SW 38TH TER, CAPE CORAL, FL 33914 (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 Remtul- la, 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 plain- tiff's attorney or immediately thereaf- ter; 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
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25-CA-001011</b> <b>DAVID CRUZ,</b> <b>Plaintiff, v.</b> <b>GUILHARDO MONTERO SOUZA,</b> <b>Defendant,</b> TO: GUILHARDO MONTERO SOU- ZA, whose last known address is 14870 Reflection Key Circle, #1922, Fort My- ers, FL 33907, and whose current resi- dence is unknown. YOU ARE NOTIFIED that an action 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 re- sulting from a motor vehicle accident that occurred on or about December 5, 2023, in Lee County, Florida. You are required to serve a copy of 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 220, Fort Lauderdale, FL 33309, tele- 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- ed in the Complaint. This notice shall be published once each week for four (4) consecutive weeks in Business Observer published in Lee County, Florida. DATED this 13th day of June, 2025. Kevin C. Karnes CLERK OF THE COURT (SEAL) By: K. Shoap As Deputy Clerk Geoffrey Levy, Esq., The Levy Firm PLLC, 5255 N. Federal Highway, Suite 220, Fort Lauderdale, FL 33309, telephone (954) 615-0866 Jun. 20, 27; Jul. 4, 11, 2025 25-02233L

FIRST INSERTION
<b>NOTICE OF ACTION AS</b> <b>TO COUNT(S) IV AGAINST</b> <b>DEFENDANT ANY AND ALL</b> <b>UNKNOWN PARTIES WHO</b> <b>CLAIM AN INTEREST AS SPOUSE,</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>ADMINISTRATORS OR AS OTHER</b> <b>CLAIMANTS, BY, THROUGH,</b> <b>UNDER OR AGAINST PATRICK</b> <b>WILLIAM BELLEW, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No.: 25-CA-001869</b> <b>Division: Civil</b> <b>Judge Rachael Spring Loukonen</b> <b>Coconut Plantation Condominium</b> <b>Association, Inc., a corporation</b> <b>not-for-profit under the laws of the</b> <b>State of Florida</b> <b>Plaintiff, vs.</b> <b>Any and All Unknown Parties who</b> <b>claim an interest as spouse, heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees,</b> <b>personal representatives,</b> <b>administrators or as other claimants,</b> <b>by, through, under or against Albert</b> <b>W. Sparrow, deceased, et al.</b> <b>Defendants.</b> 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 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 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 PATRICK WILLIAM BELLEW, DECEASED, and all parties

FIRST INSERTION
<b>NOTICE OF ACTION AS</b> <b>TO COUNT(S) II AGAINST</b> <b>DEFENDANT ANY AND ALL</b> <b>UNKNOWN PARTIES WHO</b> <b>CLAIM AN INTEREST AS SPOUSE,</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>ADMINISTRATORS OR AS OTHER</b> <b>CLAIMANTS, BY, THROUGH,</b> <b>UNDER OR AGAINST MARTHA L.</b> <b>STANLEY, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No.: 25-CA-001869</b> <b>Division: Civil</b> <b>Judge Rachael Spring Loukonen</b> <b>Coconut Plantation Condominium</b> <b>Association, Inc., a corporation</b> <b>not-for-profit under the laws of the</b> <b>State of Florida</b> <b>Plaintiff, vs.</b> <b>Any and All Unknown Parties who</b> <b>claim an interest as spouse, heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees,</b> <b>personal representatives,</b> <b>administrators or as other claimants,</b> <b>by, through, under or against Albert</b> <b>W. Sparrow, deceased, et al.</b> <b>Defendants.</b> 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 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 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 MARTHA L. STANLEY, DECEASED, and all parties having or

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 de-  
scribed 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; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

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

WITNESS my hand and 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
<b>NOTICE OF ACTION AS</b> <b>TO COUNT(S) I AGAINST</b> <b>DEFENDANT ANY AND ALL</b> <b>UNKNOWN PARTIES WHO</b> <b>CLAIM AN INTEREST AS SPOUSE,</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>ADMINISTRATORS OR AS OTHER</b> <b>CLAIMANTS, BY, THROUGH,</b> <b>UNDER OR AGAINST ALBERT W.</b> <b>SPARROW, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No.: 25-CA-001869</b> <b>Division: Civil</b> <b>Judge Rachael Spring Loukonen</b> <b>Coconut Plantation Condominium</b> <b>Association, Inc., a corporation</b> <b>not-for-profit under the laws of the</b> <b>State of Florida</b> <b>Plaintiff, vs.</b> <b>Any and All Unknown Parties who</b> <b>claim an interest as spouse, heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees,</b> <b>personal representatives,</b> <b>administrators or as other claimants,</b> <b>by, through, under or against Albert</b> <b>W. Sparrow, deceased, et al.</b> <b>Defendants.</b> 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 ALBERT W. SPARROW, DECEASED C/O MICHELLE SPAR- ROW 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 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 ALBERT W. SPARROW, DECEASED, and all parties having or

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

YOU ARE NOTIFIED that an action  
to enforce a lien on the following de-  
scribed property in Lee County, Florida:  
Unit 5260L, Week 19, Annual  
Coconut Plantation, a Condo-  
minium (the "Condominium"),  
according to the Declaration  
of Condominium thereof as re-  
corded 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; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

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

WITNESS my hand and 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
<b>NOTICE OF ACTION AS</b> <b>TO COUNT(S) III AGAINST</b> <b>DEFENDANT ANY AND ALL</b> <b>UNKNOWN PARTIES WHO</b> <b>CLAIM AN INTEREST AS SPOUSE,</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>ADMINISTRATORS OR AS OTHER</b> <b>CLAIMANTS, BY, THROUGH,</b> <b>UNDER OR AGAINST MARY K.</b> <b>DOBBINS, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No.: 25-CA-001869</b> <b>Division: Civil</b> <b>Judge Rachael Spring Loukonen</b> <b>Coconut Plantation Condominium</b> <b>Association, Inc., a corporation</b> <b>not-for-profit under the laws of the</b> <b>State of Florida</b> <b>Plaintiff, vs.</b> <b>Any and All Unknown Parties who</b> <b>claim an interest as spouse, heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees,</b> <b>personal representatives,</b> <b>administrators or as other claimants,</b> <b>by, through, under or against Albert</b> <b>W. Sparrow, deceased, et al.</b> <b>Defendants.</b> 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 MARY K. DOBBINS, DE- CEASED 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 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 MARY K. DOBBINS, DECEASED, and all parties having or

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

YOU ARE NOTIFIED that an action  
to enforce a lien on the following de-  
scribed property in Lee County, Florida:  
Unit 5188L, Week 33, Even Year  
Biennial Coconut Plantation, a  
Condominium (the "Condomin-  
ium"), according to the Declara-  
tion 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; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

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

WITNESS my hand and 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  
25-005831\_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.







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ESTATE

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

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 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

IN THE CIRCUIT COURT FOR LEE 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, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in Ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

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

The date of first publication of this Notice is 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@atcauselaw.com

Secondary E-Mail: shelby@atcauselaw.com

June 20, 27, 2025

25-02278L

SUBSEQUENT INSERTIONS

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TAX DEEDS / ACTIONS

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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, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0140

Names in which assessed: BIG FLOOR LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://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

25-02018L

FOURTH INSERTION

NOTICE OF ACTION

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

Case No.: 25-DR-003620

Division: Family

IN RE: THE MATTER OF: Manuela Elizabeth Santiago Lopez

Petitioner/ Mother, and

Vicente Lux Tzunux,

Respondent/Father

TO: Vicente Lux Tzunux

Unknown Address

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

1700 Monroe Street, Fort Myers, Florida 33901

05/19/2025

Kevin C. Karnes

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

May 30; June 6, 13, 20, 2025

25-01937L

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

LV10161

Q&A

Who benefits from legal notices?

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

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

LV18237\_V13

Q&A

What is a public notice?

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

LV18237\_V9

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY [manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY [sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY [charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY [leeclerk.org](http://leeclerk.org)

COLLIER COUNTY [collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY [hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY [pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY [mypinellasclerk.gov](http://mypinellasclerk.gov)

POLK COUNTY [polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY [myorangeclerk.com](http://myorangeclerk.com)

CHECK OUT YOUR LEGAL NOTICES

Notes

[floridapublicnotices.com](http://floridapublicnotices.com)

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_V21



--- ESTATE / ACTIONS / TAX DEEDS ---	
<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001508</b> <b>IN RE: ESTATE OF JOHN CHARLES MOULDER,</b> <b>Deceased.</b> 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 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. <b>Robert D. Hines</b> <b>Curator</b> 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, 202525-02147L</div></div>	<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE No. 2025-CP-000476</b> <b>IN RE: ESTATE OF TYRONE PRICE,</b> <b>Deceased.</b> The administration of the estate of TYRONE 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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. <b>TAMMY JOHNSON</b> <b>Personal Representative</b> 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.org June 13, 20, 202525-02149L</div></div>
<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 362025CP001589A001CH</b> <b>IN RE: THE ESTATE OF EUGENE JOHN RINALDI,</b> <b>Deceased.</b> 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. The date of first publication of this Notice is June 13, 2025. <b>Mark Jon Rinaldi</b> <b>Mark Jon Rinaldi</b> <b>Personal Representative</b> 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, 202525-02158L</div></div>	<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001579</b> <b>IN RE: ESTATE OF CAROLE JANICE KREUZ,</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of CAROLE JANICE KREUZ, deceased, File Number 25-CP-001579; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901; that the decedent's date of death was December 25, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Creditors: NONE Beneficiaries: Address STEVEN KREUZ 1715 NW 26th St. Cape Coral, FL 33993 CHRISTINE KREUZ 3328 N. Key Drive Apt. No. 4 North Fort Myers, FL 33903 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 13, 2025. <b>Person Giving Notice:</b> <b>STEVEN KREUZ</b> <b>Petitioner</b> 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, 202525-02110L</div></div>
<div><div>SECOND INSERTION</div><div><b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 &amp; 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF LINHART AVENUE (50 FEET WIDE) N 90-00'00" E FOR 83.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG RIGHT-OF-WAY LINE SOUTHWEST-ERLY 39.27 FEET ALONG</div></div>	<div><div>SECOND INSERTION</div><div><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>Case No.: 25-DR-004060</b> <b>Luz M Alvarado,</b> <b>Petitioner, and</b> <b>George Alvarado,</b> <b>Respondent,</b> 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, 202525-02152L</div></div>
<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001474</b> <b>Division P(5)</b> <b>IN RE: ESTATE OF DAVID E. GOLDNER,</b> <b>Deceased.</b> The administration of the estate of DAVID 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 representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 13, 2025. <b>KAREN L. GOLDNER</b> <b>Personal Representative</b> 9180 Cherry Hill Court Fort Myers, Florida 34238 Jeremy P. Gerch, Esq. Attorney for Personal Representative Florida Bar No. 124108 Dentons Bingham Greenebaum LLP 3500 PNC Tower 101 S. Fifth Street Louisville, Kentucky 40202 Telephone: (502) 587-3533 Email: jeremy.gersch@dentons.com Secondary Email: john.lueken@dentons.com June 13, 20, 202525-02113L</div></div>	<div><div>SECOND INSERTION</div><div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1773</b> <b>Division: Probate</b> <b>IN RE: THE ESTATE OF HOWARD J. ALLEN,</b> <b>Deceased.</b> 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 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 personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is June 13, 2025. All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, including unmaturred, 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 notice. 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. <b>Personal Representative:</b> <b>Howard S. Allan</b> 3092 Colony Court Wall, NJ 07719 Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us June 13, 20, 202525-02160L</div></div>



SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

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ACTIONS / TAX DEEDS ---

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SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-002215</b> <b>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, vs.</b> <b>JEREMY G NAZWORTH, et al., Defendant.</b> To: ANY AND ALL UNKNOWN PARTIES 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 ACCORDING 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. 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 25-112023FL June 13, 20, 202525-02102L

SECOND INSERTION	
<b>AMENDED NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LUCIE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2024-CA-006911</b> <b>U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Petitioners, vs.</b> <b>GERMAN GONZALEZ FERNANDEZ MELVIN HORACIO PARAMO RIVERO YORDANY MOLLINEDO SALAZAR YORDANY MOLLINEDO REYES Respondent.</b> To the following Defendant: 1) GERMAN GONZALEZ FERNANDEZ Last Known Address: 213 Oregon Way, Lehigh Acres, FL 33936 2) GERMAN GONZALEZ FERNANDEZ Last Known Address: 4118 3RD Street W, Lehigh Acres, FL 33971 3) GERMAN GONZALEZ FERNANDEZ 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 before 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 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 06/04/2025 Kevin C. Karnes Clerk of the Court (SEAL) By K Harris As Deputy Clerk Kelley Kronenberg, Attorney for Petitioners, 201 Alhambra Circle, Suite 410, Coral Gables, Florida 33134 25-112023FL June 13, 20, 27; Jul. 4, 202525-02104L

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 25-CA-001575</b> <b>LOANDEPOT.COM, LLC, Plaintiff, vs.</b> <b>ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH C. ADKINS, DECEASED; ALEXANDRA ADKINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH C. ADKINS, DECEASED; ALEXANDRA ADKINS; ADAM ADKINS; TAMAMI MASTER ASSOCIATION, INC.; TAMAMI VILLAGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b> To the following Defendant(s): 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 (LAST KNOWN ADDRESS) 3347 RAINBOW LANE NORTH FORT MYERS, FLORIDA 33903 ALEXANDRA ADKINS (LAST KNOWN ADDRESS) 2230 S PATTERSON BLVD APT 63 DAYTON, OHIO 45409 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 17, BLOCK 10, TAMAMI VILLAGE F/K/A LEESURE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 60 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS	OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1978 CELT MOBILE HOME HAVING ID# CELTFL81186X WITH TITLE# 15553321 AND ID# CELTFL81186U WITH TITLE# 15553322 a/k/a 3347 RAINBOW LANE, NORTH FORT MYERS, FLORIDA 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 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 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, 202525-02154L

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO: 24-CC-007231</b> <b>SUN-N-FUN MOBILE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, v.</b> <b>UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMA LEACH, Defendants.</b> TO: UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMA LEACH YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE County, Florida: THAT COOPERATIVE PARCEL WHICH INCLUDES UNIT/CERTIFICATE NO.43 OF SUN-N-FUN HOMEOWNERS ASSOCIATION, INC, A COOPERATIVE AS SET FORTH IN THE COOPERATIVE DOCUMENTS AND	THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN O.R. BOOK 2376, PAGE 2998, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 5558 Palm Beach Blvd #43, Fort Myers, FL 33905 Which has the address of 5558 Palm Beach Blvd #43, Fort Myers, FL 33905 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED on June 5, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com June 13, 20, 202525-02115L

SECOND INSERTION	
<b>PUBLICATION SUMMONS</b> STATE OF WISCONSIN MILWAUKEE COUNTY CIRCUIT COURT <b>CASE NO.: 2025CV3596</b> <b>CASE CODE: 30301</b> <b>JACK LAMBOY, 4229 S. 10th Street, Milwaukee, WI 53221 Plaintiff, -vs- DECODECAMP, INC. 8493 Pavia Way Lakewood Ranch, FL 34202 -and- JAMES BRENT, 10731 Mirasol Drive Apt 402, Miromar Lakes, FL 33913, -and- WENDY MIRENDA, S52W23043 Hunters Hollow Waukesha, WI 53189-1948 -and- PAUL JIROVETZ, W223n605 Saratoga Dr. Waukesha, WI 53186 Defendants</b> THE STATE OF WISCONSIN To the above-named Defendant James Brent: You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action. Within Forty (40) days after June 4, 2025, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is: CLERK	OF CIRCUIT COURT, MILWAUKEE COUNTY, 901 n. 9TH Street, Milwaukee Wisconsin, 53233 and Lawton-Cates S.C., Plaintiff's attorneys, whose address is 1050 E. Washington Ave. Ste. 330, Madison, WI 53703. You may have an attorney help or represent you. If no Complaint accompanies this Summons you must respond within the said 40 day period with a written demand for a copy of the Complaint by mailing or delivering said written demand to the court and to the Plaintiff's attorneys at their respective addresses listed above. If you do not provide a proper answer to the Complaint or provide a written demand for said complaint within the 40 day period, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may be enforced by garnishment or seizure of property. Dated: This 4th day of June, 2025. LawtonCates, S.C. Attorneys for Plaintiff, Jack Lamboy Electronically Signed By: /s/ Briane F. Pagel Attorney Briane F. Pagel State Bar No. 1024414 1050 E. Washington Ave. Ste. 330 P.O. Box 2965 Madison, WI 53703 P: 608.282.6200/F: 608.975.2662 bpagel@lawtoncates.com June 13, 20, 27, 202525-02116L

THIRD INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 24-CA-2365</b> <b>DAVID M. CARNEY and DEBORAH A. CARNEY, Plaintiffs, vs.</b> <b>CARRINGTON BARRS, UNKNOWN HEIRS OF CARRINGTON BARRS, and SOUTH FLORIDA WATER MANAGEMENT DISTRICT, Defendants.</b> TO: CARRINGTON BARRS and UNKNOWN HEIRS OF CARRINGTON BARRS. YOU ARE HEREBY NOTIFIED that a quiet title action involving the following property: See Exhibit "A" attached hereto Strap Number: 24-43-27-00-00001.0020 EXHIBIT "A" All that part of the East one-half of the East one-half of the East one-half of the Northeast one-quarter of Section 23, Township 43 South, Range 27 East, Lee County, Florida, lying Northerly of the North right of way line of the Caloosahatchee River Canal, as shown on the map or plat thereof, as recorded in Plat Book 8, Page 51, 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 line. 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, ROLAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Myers, 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 Clerk of Courts (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, 202525-02060L

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 & Comptroller. Jun. 13, 20, 27; Jul. 4, 202525-02073L	<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Tax Deed #:2025000213 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02618 Year of Issuance 2023 Description of Property LOTS 96 AND 97, BLOCK 3753, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C3-03753.0960 Names in which assessed: J&C CONSTRUCTION LLC, JALA DEVELOPMENT LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 202525-02075L

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Tax Deed #:2025000175 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02160 Year of Issuance 2023 Description of Property LOTS 26 AND 27, BLOCK 4077, UNIT 57, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C1-04077.0260 Names in which assessed: VANESSA VEYTIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 202525-02072L	<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 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 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 27-44-27-01-00001.0110 Names in which assessed: ESTATE OF LYDIA DUVELLA, GABRIEL DUVELLA, LYDIA DUVELLA, THE ESTATE OF LYDIA MAY DUVELLA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed 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, 202525-02092L

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SEVEN LAKES BUILDING NO. 46, A CONDOMINIUM, WITH THE SCHEDULES ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 663, PAGES 763 THROUGH 803, INCLUSIVE, OF THE PUBLIC RECORDS 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, 202525-02085L	<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA, PROBATE DIVISION <b>CASE NO.: 25-CP-001696</b> <b>DIVISION: Probate</b> <b>IN RE: ESTATE OF MARIO CIRILLO TOSONI A/K/A MARIO TOSONI A/K/A MARIO C. TOSONI, Deceased.</b> 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 June 13, 20, 27; Jul. 4, 202525-02121L



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ACTIONS / SALES

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<div>SECOND INSERTION</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>CASE NO.: 2025-CA-000368</div> <div>LAKE MICHIGAN CREDIT UNION, Plaintiff, vs. NICOLE A. SACCOMAN AKA NICOLE SACCOMAN, et al, Defendant(s).</div> <div>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:</div> <div>LOT (S) 44 AND 45, BLOCK 1503, CAPE CORAL, UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 23 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>A/K/A 106 NE 17TH AVE CAPE CORAL FL 33909</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</div> <div>Dated in Lee County, Florida this day of 06/05/2025</div> <div>Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: N Wright Angad Deputy Clerk</div> <div>Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CT- 24-035431 June 13, 20, 202525-02106L</div> <div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE No.: 25-CA-001028</div> <div>HERITAGE ENTERPRISES FL LLC, Plaintiff, vs. J &amp; 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,</div> <div>TO: CAROL ORFIE</div> <div>L/K/A 155 S WORTH AVE ELGIN, IL 60123</div> <div>YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida:</div> <div>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").</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo &amp; 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.</div> <div>DATED this 6th day of June 2025.</div> <div>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap As Deputy Clerk</div> <div>J.D. Manzo, of Manzo &amp; Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 June 6, 13, 20, 27, 202525-02065L</div> <div>HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER</div> <div>CALL 941-906-9386 and select the appropriate County name from the menu option</div> <div>OR E-MAIL: legal@businessobserverfl.com</div> <div>Business Observer</div> <div>1W0239</div>	<div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 20-CA-005572</div> <div>MTGLQ INVESTORS, L.P., Plaintiff, v. DOUGLAS SPIEGEL; HEATHER SPIEGEL; UNKNOWN SPOUSE OF DOUGLAS SPIEGEL; UNKNOWN SPOUSE OF HEATHER SPIEGEL; DANIELS PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order dated May 21, 2025 entered in Civil Case No. 20-CA-005572 in the Circuit Court of the Judicial Circuit in and for Lee County, Florida, wherein MTGLQ INVESTORS, L.P., Plaintiff and DOUGLAS SPIEGEL; HEATHER SPIEGEL; DANIELS PARK HOMEOWNERS ASSOCIATION, INC., are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 10, 2025 the following described property as set forth in said Final Judgment, to-wit:</div> <div>LOT 15, DANIELS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 79 THROUGH 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>Property Address: 1067 Danpark Loop, Fort Myers, FL 33912</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</div> <div>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</div> <div>06/04/2025</div> <div>Kevin C. Karnes Clerk OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</div> <div>Submitted By: Jordan Shealy Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: fltrealprop@kelleykronenberg.com File No.: M22022-JMV June 13, 20, 202525-02108L</div> <div>SECOND INSERTION</div> <div>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</div> <div>CASE NO. 24-CC-9436</div> <div>TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC. , A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. SONIA CRUZ, ET AL., DEFENDANTS.</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 5, 2025, and entered in Case No. 24-CC-9436 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Sonia Cruz, Unknown Spouse of Sonia Cruz , Unknown Tenant One n/k/a Justin Maldonado and Unknown Tenant Two n/k/a Alianna Maldonado are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 10th day of July, 2025 the following described property as set forth in said Final Judgment, to wit:</div> <div>Lot 8, Block F, Timberwalk at Three Oaks, according to the plat thereof, as recorded in Plat Book 81, page 65 through 70, of the Public Records of Lee County, Florida.</div> <div>A/K/A: 17568 Brickstone Loop, Fort Myers, FL 33967</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</div> <div>DATED this day of 06/09/2025</div> <div>KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N Wright Angad As Deputy Clerk</div> <div>BECKER &amp; 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, 202525-02134L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>CASE NO.: 2023-CA-011893</div> <div>WELLS FARGO BANK, N.A., Plaintiff, vs. CHRISTY WAGNER, et al, Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 13, 2025, and entered in Case No. 2023-CA-011893 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joseph Meece aka Joseph R. Meece, Christy Wagner, Kandi Ann David-Meece aka Kandi Meece, Lee County, Florida, Iona Gardens Civic Association, Inc., Unknown Party #1 N/K/A Homer Wagner, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 10th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure:</div> <div>LOT 4, BLOCK D, IONA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 72 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1993 PALM TRAILERS DOUBLE WIDE MOBILE HOME BEARING TITLE NUMBERS: 64005107 AND 64005106; VIN NUMBERS: 23630557FA AND 23630557FB.</div> <div>A/K/A 12040 LIVE OAK DR FORT MYERS FL 33908</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</div> <div>Dated in Lee County, Florida this day of 06/05/2025</div> <div>Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: N Wright Angad Deputy Clerk</div> <div>Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 IN-23-010722 June 13, 20, 202525-02107L</div>	<div>SECOND INSERTION</div> <div>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 22-CA-003067</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL D. BROWN, ET AL., DEFENDANTS.</div> <div>NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the June 26, 2025 Foreclosure Sale dated the 3rd day of June, 2025, and entered in Case No. 22-CA-003067 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL D. BROWN and THERESA BROWN are Defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 7th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</div> <div>LOT 2, BLOCK 57, UNIT 5, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div> <div>Dated this day of 06/06/2025.</div> <div>Kevin C. Karnes Clerk OF THE CIRCUIT COURT (SEAL) By: N Wright Angad Deputy Clerk</div> <div>Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0973 June 13, 20, 202525-02123L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 24-CA-001293</div> <div>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. ROSA J. TURINCIO, ET AL., Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order dated June 4, 2025 entered in Civil Case No. 24-CA-001293 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and ROSA J. TURINCIO; ALESSANDRO C. TURINCIO A/K/A ALEXANDER TURINCIO; UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MARLIN CONSTRUCTION GROUP, LLC are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 10th, 2025 the following described property as set forth in said Final Judgment, to-wit:</div> <div>LOT(S) 1 AND 2, BLOCK 5430, CAPE CORAL SUBDIVISION, UNIT 90, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div> <div>Property Address: 4644 NW 34th Terrace, Cape Coral, FL 33993</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</div> <div>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</div> <div>06/10/2025</div> <div>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</div> <div>Submitted By: Jordan Shealy Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: fltrealprop@kelleykronenberg.com File No.: 02304602-JMV June 13, 20, 202525-02157L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>CASE NO.: 36-2023-CA-006694</div> <div>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).</div> <div>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:</div> <div>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.</div> <div>A/K/A 11914 COUNTRY DAY CIR FORT MYERS FL 33913</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</div> <div>Dated in Lee County, Florida this day of 06/06/2025</div> <div>Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: N Wright Angad Deputy Clerk</div> <div>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, 202525-02119L</div>
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ACTIONS / SALES

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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p><b>Case No. 24-CC-008512</b> <b>CENTRAL PARK SOUTH CONDOMINIUMS ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs.</b> <b>JOHN M. PEGUES (DECEASED) AND ELISABETH A. PEGUES (DECEASED), UNKNOWN HEIRS OF JOHN M. PEGUES, UNKNOWN HEIRS OF ELISABETH A. PEGUES AND ALL OTHER OCCUPANTS OF 9290 LAKE PARK DRIVE #J105, FORT MYERS, FL 33919</b> <b>Defendants.</b> TO THE DEFENDANT(S), JOHN M. PEGUES (DECEASED) AND ELISABETH A. PEGUES (DECEASED), UNKNOWN HEIRS OF JOHN M. PEGUES, UNKNOWN HEIRS OF ELISABETH A. PEGUES AND ALL OTHER OCCUPANTS OF 9290 LAKE PARK DRIVE #J105, FORT MYERS, FL 33919, AND ALL OTHERS WHOM IT MAY CONCERN:</p> <p>YOU ARE NOTIFIED that an action against you seeking to foreclose a Claim of Lien for unpaid assessments with re-</p>	<p>spect 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, FLORIDA, 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.</p> <p>Parcel ID #: 16-45-24-34-</p>

THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 &amp; 10, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 176, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 02-45-26-09-00087.0100 Names in which assessed: PETER FOREMAN</p> <p>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 <a href="http://www.lee.realtaxdeed.com">www.lee.realtaxdeed.com</a> on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptroller.</p> <p>June 6, 13, 20, 27, 2025</p>	<p>25-02011L</p>

THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 COUNTY PUBLIC RECORDS. SUBJECT TO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE WEST SIDE THEREOF 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 ELROD, VICKIE L ELROD</p> <p>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 <a href="http://www.lee.realtaxdeed.com">www.lee.realtaxdeed.com</a> on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptroller.</p> <p>June 6, 13, 20, 27, 2025</p>	<p>25-01997L</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b> IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>Case #: 24-CC-008813</b> <b>Wells Fargo Bank, N.A. Plaintiff, -vs.-</b> <b>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);</b> <b>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);</b> <b>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 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);</b> <b>Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)</b> <b>Defendant(s).</b> TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Patricia G. Hale a/k/a Patri-</p>	<p>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); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>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, LEHIGH ACRES, NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p>

THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, BLOCK 20, UNIT 5, SOUTH 1/2 OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-27-05-00020.0060 Names in which assessed: HUGH HENRY</p> <p>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 <a href="http://www.lee.realtaxdeed.com">www.lee.realtaxdeed.com</a> on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptroller.</p> <p>June 6, 13, 20, 27, 2025</p>	<p>25-02020L</p>

THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00104.0100 Names in which assessed: LILIA GARCIA, LUCY MERCEDES G DE RUIZ</p> <p>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 <a href="http://www.lee.realtaxdeed.com">www.lee.realtaxdeed.com</a> on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptroller.</p> <p>June 6, 13, 20, 27, 2025</p>	<p>25-02025L</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO.: 25-CA-002090</b> <b>BONCIDIUM, LLC, Plaintiff, vs.</b> <b>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.</b> 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 PATRICIA W. DEAN, DECEASED Whose last known residence(s) is: 4260 SE 20th Place #205, Cape Coral, FL 33904 And 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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown</p> <p>YOU ARE HEREBY required to file</p>	<p>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 ACCORDING TO THE DECLARATION THEREOF RECORDED IN O.R. BOOK 1011 AT PAGE 268 AND CONDOMINIUM PLAT BOOK 3 AT PAGE 241 THROUGH 256, INCLUSIVE 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</p>

FOURTH INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CIVIL DIVISION</b> <b>CASE NO: 2025-CA-001805</b> <b>BRENDA AKIN, Plaintiff, v.</b> <b>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.</b> 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,</p>	<p>Florida, more fully described as follows: Beginning at the common property line of Lots 40 and 41 at the Northeast right-of-way line of SE 12th Court; thence S. 45°00'00" W. for 0.16 feet along said right-of-way; thence N. 45°00'00" W., parallel with said common property line for 150 feet to the Southwest right-of-way line of a 20 foot alley; thence N. 45°00'00" E. along said Southwest right-of-way line for 0.16 feet to the said common property line of Lots 40 and 41; thence S. 45°00'00" E. along said common property line for 150 feet to the point of beginning. You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 on or before July 07, 2025 and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS, my hand and seal of this Court on this 28 day of May, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap Deputy Clerk Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 May 30; June 6, 13, 20, 2025</p> <p>25-01960L</p>



--- ESTATE ---

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-0001723</b> <b>Division Probate</b> <b>IN RE: ESTATE OF STEPHEN MARK DAVIS</b> <b>Deceased.</b>  The administration of the estate of Stephen Mark Davis, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>/s/ Keith Davis</b> <b>Keith E. Davis</b> 3097 Swansea Crescent West Allison Park, Pennsylvania 15101 Attorney for Personal Representative: <b>/s/ Carl B. Zacharia</b> Carl B. Zacharia, Attorney Florida Bar Number: 50784 26811 South Bay Drive, Suite 270 Bonita Springs, FL 34134 Telephone: (239) 345-4545 Fax: (724) 942-6202 E-Mail: czacharia@zacbrownlaw.com June 13, 20, 202525-02112L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 25-CP-001514</b> <b>IN RE: ESTATE OF MICHAEL BROWN,</b> <b>Deceased.</b>  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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The first date of publication is June 13, 2025. <b>Personal Representative:</b> <b>Mary Patton</b> 1257 Wells Street Valparaiso, Indiana 46385 Attorney for Personal Representative: Brice Zoecklein, Esq. brice@zoeckleinlawpa.com Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 June 13, 20, 202525-02117L

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

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 21-CP-002112</b> <b>Division Probate</b> <b>IN RE: ESTATE OF IRENE ELIZABETH DENISSEN,</b> <b>Deceased.</b>  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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>s/Sheryl L. Webb</b> <b>Sheryl L. Webb</b> 9919 Sprig Way Louisville, KY 40291 Attorney for Personal Representative: s/Christopher G. Price Christopher G. Price E-Mail Addresses: cprice@sarrettprice.com Florida Bar No. 0014622 Sarrett Price PA 999 Vanderbilt Beach Road, Suite 200 Naples, FL 34108 Telephone: 239-325-3350 June 13, 20, 202525-02135L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001707</b> <b>IN RE: ESTATE OF ANTONIO F. PEREGRIN</b> <b>a/k/a ANTHONY PEREGRIN</b> <b>Deceased.</b>  The administration of the estate of Antonio F. Peregrin a/k/a Anthony Peregrin, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>RENEE L. FLETCHER</b> 6221 Arendt Road Peck, MI 48466 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 115708 Email: pcourville@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433 June 13, 20, 202525-02133L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1690</b> <b>Division Probate</b> <b>IN RE: ESTATE OF BARBARA H. PETERSON</b> <b>Deceased.</b>  The administration of the estate of Barbara H. Peterson, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>MICHAEL H. SEARS</b> 24700 Showbarn Circle Damascus, Maryland 20872 Attorney for Personal Representative: GEORGE B. KOZOL, ESQ. Attorney for Personal Representative Florida Bar Number: 270751 Kozol Asset Protection 23150 Fashion Drive, Ste 231 Estero, Florida 33928-2568 Telephone: (239) 266-5671 E-Mail: george@kozolassetprotection.com June 13, 20, 202525-02139L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1690</b> <b>Division Probate</b> <b>IN RE: ESTATE OF BARBARA H. PETERSON</b> <b>Deceased.</b>  The administration of the estate of Barbara H. Peterson, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>Karen Wilson</b> 178 Pocconock Trail New Cannan, CT 06840 Attorney for Personal Representative: Jennifer J. Hammond, Esq. Attorney Florida Bar Number: 121531 SCHOENFELD KYLE &

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001559</b> <b>IN RE: ESTATE OF JOHN EDWARD DELHAGEN a/k/a JOHN EDWARD DELHAGEN</b> <b>Deceased.</b>  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, 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:  NameAddress 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this Notice is June 13, 2025. <b>Person Giving Notice:</b> <b>JOHN EDWARD DELHAGEN a/k/a JOHN EDWARD DELHAGEN, III</b> 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, 202525-02111L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001707</b> <b>IN RE: ESTATE OF ANTONIO F. PEREGRIN</b> <b>a/k/a ANTHONY PEREGRIN</b> <b>Deceased.</b>  The administration of the estate of Antonio F. Peregrin a/k/a Anthony Peregrin, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>Anthony T. Peregrin</b> 761 Raonoke Avenue Cuyahoga Falls, New York 44221 Attorney for Personal Representative: WILLIAM M. PEARSON Attorney Florida Bar Number: 0521949 GUNSTER, YOAKLEY & STEWART 5551 Ridgewood Blvd., Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Fax: (239) 594-7313 E-Mail: wpearson@gunster.com Secondary E-Mail: amendez@gunster.com Secondary E-Mail: eservice@gunster.com ACTIVE:35982969.1 June 13, 20, 202525-02132L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1690</b> <b>Division Probate</b> <b>IN RE: ESTATE OF BARBARA H. PETERSON</b> <b>Deceased.</b>  The administration of the estate of Barbara H. Peterson, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>Karen Wilson</b> 178 Pocconock Trail New Cannan, CT 06840 Attorney for Personal Representative: Jennifer J. Hammond, Esq. Attorney Florida Bar Number: 121531 SCHOENFELD KYLE &



--- ESTATE ---

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:  
Jeffrey G. Cory  
c/o Promise Fiduciary  
16884 McGregor Blvd, #103  
Fort Myers, Florida 33908  
Attorney for Personal Representative:  
Craig R. Hersch  
Attorney  
Florida Bar Number: 817820  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: hersch@sbshlaw.com  
Secondary E-Mail:  
bmerhige@sbshlaw.com  
June 13, 20, 202525-02136L

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 attorney are set forth below.

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

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

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

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

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

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

Personal Representative:  
John George Karas  
12528 Wildcat Cove Cir  
Estero, Florida 33928  
Attorney for Personal Representative:  
Douglas A. Dodson, II  
Florida Bar Number: 126439  
DORCEY LAW FIRM PLC  
10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, FL 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
June 13, 20, 202525-02138L

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:  
Karen Utz  
2888 Royal Gardens Avenue  
Fort Myers, Florida 33916  
Attorney for Personal Representative:  
Douglas A. Dodson, II  
Florida Bar Number: 126439  
DORCEY LAW FIRM PLC  
10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, FL 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
June 13, 20, 202525-02150L

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:  
Edward D. Kasten  
415 Caviller Court  
North Fort Myers, Florida 33917  
Attorney for Personal Representative:  
Eviana J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
June 13, 20, 202525-02144L

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 forth below.

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

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

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

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

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

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

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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:  
Kevin T. O'Donnell  
1870 Dixie Beach Blvd.  
Sanibel, Florida 33957  
Attorney for Personal Representative:  
Janet M. Strickland, FL Bar No. 137472  
Law Office of Janet M. Strickland, P.A.  
2340 Periwinkle Way, Suite J-1  
Sanibel, FL 33957  
Telephone: (239) 472-3322  
E-Mail: jms@sanibellaw.net  
Secondary E-Mail:  
jms3@sanibellaw.net  
June 13, 20, 202525-02142L

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

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

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

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

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

The personal representative of curator has no duty to discover whether any property held at the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or beneficiary as specified under s. 732.221.

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

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. § 733.702 WILL BE FOREVER BARRED.

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

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

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

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 DOMENICA M. CRAIG, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878\_V28



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TAX DEEDS

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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, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210  
Names in which assessed: DRAMA REAL ESTATE CORPORATION, DRAMA REAL ESTATE, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01998L

THIRD INSERTION

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

Tax Deed #:2025000123  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02000L

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, RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, LYING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, RUN NORTH 87 DEGREES 50' 35" EAST FOR 570.70 FEET, THENCE NORTH 45 DEGREES 07' 35" WEST FOR 503.00 FEET TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 45 DEGREES 07' 35" WEST FOR 265.92 FEET TO THE SOUTHEAST RIGHT OF WAY OF SUNRISE BOULEVARD, THENCE ALONG THE SOUTHEAST RIGHT OF WAY NORTH 44 DEGREES 52.Â° 57.Â° EAST FOR 361.54 FEET, TO A POINT

THIRD INSERTION

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

Tax Deed #:2025000170  
NOTICE IS HEREBY GIVEN that Robert J Oelwang the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01999L

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, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-08-0001H.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](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02003L

OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CENTRAL ANGLE 90 DEGREES CHORD NORTH 89 DEGREES 52.Â° 57.Â° EAST 70.71 FEET) FOR 78.54 FEET, TO THE SOUTHWEST RIGHT OF WAY LINE OF HOMESTEAD ROAD, THENCE ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE SOUTH 45 DEGREES 07.Â° 03.Â° EAST FOR 215.92 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 52.Â° 57.Â° 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.Â° 35.Â° EAST. Strap Number 04-45-27-11-0000A.1000  
Names in which assessed: FIRST HOREB HAITIAN BAPTIST CHURCH INC, FIRST HOREB HAITIAN BAPTIST CHURCH, INC., ODMANNE MATHEUS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02023L

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, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070  
Names in which assessed: JULIAN GIRALDO

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02076L

SECOND INSERTION

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

Tax Deed #:2025000157  
NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03484  
Year of Issuance 2023  
Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460  
Names in which assessed: JUDITH ELLENZ

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02078L

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 it was assessed are as follows:

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

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02077L

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 ALFA Recreational Vehicle bearing vehicle identification number 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

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, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C1-02179.0400  
Names in which assessed: LUIZ CHAVEZ

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02081L

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](http://www.lee.realtaxdeed.com) on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025

25-02095L

SECOND INSERTION

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

Tax Deed #:2025000130  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04017  
Year of Issuance 2023  
Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-24-C3-05744.0110  
Names in which assessed: LESLIE LEE COMA, RODOLFO ANTONIO COMA III

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02080L

THIRD INSERTION

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

Tax Deed #:2025000159  
NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01992L

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, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0130  
Names in which assessed: BIG FLOOR LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02017L

THIRD INSERTION

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

Tax Deed #:2025000131  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04301  
Year of Issuance 2023  
Description of Property UNIT 203 BUILDING 15, OF ISLES OF PORTO VISTA CONDOMINIUM 15, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2006000430108, AS AMENDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2006000437019, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-43-24-C2-02215.0203  
Names in which assessed: ALLIANCE WC LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01996L

THIRD INSERTION

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

Tax Deed #:2025000122  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01993L

THIRD INSERTION

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

Tax Deed #:2025000120  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02375  
Year of Issuance 2023  
Description of Property LOT 20, BLOCK 4134, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04134.0200  
Names in which assessed: EMIL SCHMID

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01994L

THIRD INSERTION

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

Tax Deed #:2025000128  
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02002L







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TAX DEEDS

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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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00093.0100  
Names in which assessed: RONALD D CASILLAS

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02101L

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 THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000156524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-26-16-0000C.0280  
Names in which assessed: EXECUTIVE FAVO LLC, EXECUTIVE FAVO, LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02088L

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, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 3, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0080  
Names in which assessed: JENNIFER CUTTERIDGE, STEPHEN CUTTERIDGE

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02090L

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, MONTERUDAS PROPERTY HOLDINGS, LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02074L

SECOND INSERTION

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

Tax Deed #:2025000190  
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20029  
Year of Issuance 2023  
Description of Property LOT 14, BLOCK 76, UNIT 14, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 146, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-14-00076.0140  
Names in which assessed: PAMGHI AMERICANA LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02098L

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](http://www.lee.realtaxdeed.com) on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025

25-02091L

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 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000088633, AND AS SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-58-00002.0009  
Names in which assessed: DURDEN ENTERPRISES LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02087L

SECOND INSERTION

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

Tax Deed #:2025000245  
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21917  
Year of Issuance 2023  
Description of Property LOT 16, BLOCK 24, UNIT 6, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-06-00024.0160  
Names in which assessed: NORTH URBAN GROUP LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02100L

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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-27-11-00043.0140  
Names in which assessed: AB2 SERVICES INC, JAIRO AMBROCIO

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02093L

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, MIRIAM BERMAN

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02099L

SECOND INSERTION

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](http://www.lee.realtaxdeed.com) on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 13, 20, 27; Jul. 4, 2025

25-02082L

SECOND INSERTION

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

Tax Deed #:2025000183  
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19969  
Year of Issuance 2023  
Description of Property LOT 1, BLOCK 56, UNIT 10, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 141, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00056.0010  
Names in which assessed: JANDA PROJECTS LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02097L

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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00046.0100  
Names in which assessed: ESTATE OF ANTHONY DISORBO

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02096L

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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-24-C4-05381.0080  
Names in which assessed: LENNOX A SMITH, TASHA OSCEOLA

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02084L

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, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 240, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-18-00088.0100  
Names in which assessed: MANUEL PITA, MANUEL PITA LECA, MARIA AF LECA, MARIA LECA

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02094L

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 CONDOMINIUM UNIT NO. 3, GRAND CAYMAN CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1686, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C3-03200.0030  
Names in which assessed: TREASURE COAST INVESTMENT HOLDINGS LLC

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02079L

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 SUBDIVISION, PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-25-07-00005.0160  
Names in which assessed: ESTATE OF BERNA PHILLIPS, SHAD PHILLIPS, SUSAN CROWE

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02086L

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, À UNITS 5, 6 & 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 207, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-05-00055.0130  
Names in which assessed: OSNIEL GARCIA

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

Jun. 13, 20, 27; Jul. 4, 2025

25-02089L