

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.		
Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 07/15/2025 at 10:30am		
Occupant Name	Unit	Description of Property
Ashley Williams	02002	Household Items
Michael Kofke, Michael Koske	02003	Household Items
Josue Sanz	04032	Household Items
Jeff Paul	05019	Household Items
Manuel Gonzalez	05120	Household Items
Matthew Chambers	06063	Household Items
June 27; July 4, 2025		25-02311L

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.		
Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 17701 Summerlin Road Fort Myers, Fl 33908 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 07/15/2025 at 10AM		
Occupant Name	Unit	Description of Property
Tabitha M. Breland	3067	Household Goods
June 27; July 4, 2025		25-02312L

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE AMENDED
SUSPENSION AND TERMINATION RULES AND
REGULAR BOARD MEETING

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

Date & Time: July 24, 2025, at 4:00 p.m.
Location: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended suspension and termination rules related to the use of the District's property, amenity facilities and services. The purpose and effect of the proposed changes to the rules is to update rules and policies governing disciplinary and enforcement matters related to us of the District amenities and property necessary for efficient use of District amenities and property. The proposed rates, fees, and charges related to the proposed amended suspension and termination rules include up to \$500 in Administrative Reimbursement and assessment of Property Damage Reimbursement, as they are more particularly described in the proposed amended suspension and termination rules.

A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on June 24, 2025 and June 25, 2025, respectively.

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

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the meeting and public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Manager's Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager
June 27, 2025 25-02344L

FIRST INSERTION		
Notice of Public Auction for monies due on storage units.		
The auction will be held on JULY 14, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.		
4340 Kernel Cir Fort Myers, FL 33916	Lee UNIT	BALANCE
Jackie Coleman	7170	247.30
Amanda Martinez	7195	295.10
Kimberly ware	7137	423.80
Marvin Sanchezolarte	6102	749.45
Joan Richards-Summers	7146	500.14
Zoy Torres	6020	448.95
LE'VONTE KERR	8011	323.30
11401 S. Cleveland Ave. Fort Myers, FL 33907	Lee UNIT	BALANCE
Tyshon carpenter	1048	266.28
4457 Kernel Cir Fort Myers, FL 33916	Lee UNIT	BALANCE
JARELL SAFFORD	5053	325.90
QUIDAESHA THOMAS	1127	587.21
RICHARD DANIELS	5074	313.04
TIMOTHY MONROE	1115	611.06
FELICIA CALHOUN	2011	247.95
MOSHE BEHAR	2106	393.04
DEBRA JACKSON	2105	393.04
JORGE LEONARDO DIAZ	2099	261.80
ARIAS DIXON	2140	525.71
LEQUANDE MCKNIGHT		
SANTIAGO	0114	479.64
Bonesha Fletcher	2081	325.85
16901 N. ClevelandAve. North Fort Myers, FL 33903	Lee UNIT	BALANCE
Jerry Upchurch	2098	352.60
KRISTEN ADAMS	1163	425.80
christy strozier	3150	1145.80
INGRID PINEDA DE		
RAUDALES	1357	213.14
Ednisha Edwards	1001	602.64
SCOTT WILBUR	3280	318.95
maria Gomez	1134	858.56
MAYA SANCHEZ	1108	571.85
Stephen Robinson	1283	306.56
Chris ortiz	1274	398.81
Yuselys Toledo Millares	1231	274.64
NORMA WILCOX	1310	213.14
kellie clayton	2166	602.60
Orlando Moore	1209	595.55
June 27; July 4, 2025		25-02345L

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GOLDENTRUST INSURANCE SOUTH CAPE CORAL located at 4427 SE 16th PLACE UNIT 4 in the City of CAPE CORAL, Lee County, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 20th day of June, 2025.	
J & R INSURANCE CORP JULIET FERNANDEZ	
June 27, 2025	25-02347L

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mostly Green Cleaning Services located at 211 NW 4th Pl, in the County of Lee, in the City of Cape Coral, Florida 33993 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Cape Coral, Florida, this 18th day of June, 2025.	
Matthew Nee	
June 27, 2025	25-02315L

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Two Maids of Cape Coral & Fort Myers located at 122 SW 20th St, in the County of Lee, in the City of Cape Coral, Florida 33991 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 20th day of June, 2025.	
Rolando L. Gonzales, M.D., P.A. Rolando L. Gonzales, M.D.	
June 27, 2025	25-02343L

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of innovAltion.io located at 3330 Crossings Ct PH 1 in the City of Bonita Springs, Lee County, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 19th day of June, 2025.	
Kevin Murphy	
June 27, 2025	25-02323L

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RDMSlider LLC	
Dated this 19th day of June, 2025.	
RDMSlider LLC	
June 27, 2025	25-02319L

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Lock Up Self Storage 12700 University Dr Fort Myers, FL 33907	
Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23rd, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.	
Unit 1 Andy Faherty: Two New Big Green Egg Grills, New as-sorted BBQ Grills, New BBQ Tools & Accessories; Unit 4521 Andy Faherty: Samsung Curved TV, Luggage, Power Tools, Beach Chairs, Golf Accessories, Clothing; Unit 3047 Karen Ryan: Suede Sofa/couch, Mattress, Ottoman, Bedframe; Unit 4117 Michele Delarm: Clothing, Totes, Bags; Unit 2071 Mar Morillon: Vizio 4K TV, Lamps, Boxes, Bags, Metal Chairs, Couch/cushions, HP Desktop Computer. Clothing; Unit 2705 Crystal Thomas: Totes, Luggage, Walker, Bedroom Furniture, Car Ramps, Small Microwave, Tool Box, Dell Monitor, Wooden Chairs, Trunk, Fishing Poles, Clothing; Unit 3319 Tania Valdes: Mattress, Bags, Plastic Table, Packing Boxes, Clothing; Unit 4008 Melanie Block: Mattress, Boxspring, Children's Toys & Clothing, Crib Mattress, Wall Mirror, Boxes, Bags, Table; Unit 4510 Christian Santiago: Fan, Folding Chair/ Table, Pillows, Clothing, Ninja Air Fryer, Pressure Cooker; Unit 4708 Sean Lintner: Ladder, Clothing, Boxes, Sony Stereo Components/Speakers, Sony DVD Player, Boxspring/Mattress, Car seat, PS3, Bags, Tables	
June 27; Jul. 4, 2025	

FIRST INSERTION	
NOTICE OF PUBLIC SALE: THE LOCK UP SELFSTORAGE	
at 22776 S.Tamiami Trail Estero, FL 33928	
will sell the contents of the following units to satisfy a lien to the highest bidder on July 23 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.	
Unit #3611 Leonardo Cracchiolo Unit #3707 Mark Jankowski	
Jun. 27; Jul. 4, 2025	25-02313L

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
at The Lock Up Self Storage 12700 University Dr Fort Myers, FL 33907	
Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23rd, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.	
Unit 1 Andy Faherty: Two New Big Green Egg Grills, New as-sorted BBQ Grills, New BBQ Tools & Accessories; Unit 4521 Andy Faherty: Samsung Curved TV, Luggage, Power Tools, Beach Chairs, Golf Accessories, Clothing; Unit 3047 Karen Ryan: Suede Sofa/couch, Mattress, Ottoman, Bedframe; Unit 4117 Michele Delarm: Clothing, Totes, Bags; Unit 2071 Mar Morillon: Vizio 4K TV, Lamps, Boxes, Bags, Metal Chairs, Couch/cushions, HP Desktop Computer. Clothing; Unit 2705 Crystal Thomas: Totes, Luggage, Walker, Bedroom Furniture, Car Ramps, Small Microwave, Tool Box, Dell Monitor, Wooden Chairs, Trunk, Fishing Poles, Clothing; Unit 3319 Tania Valdes: Mattress, Bags, Plastic Table, Packing Boxes, Clothing; Unit 4008 Melanie Block: Mattress, Boxspring, Children's Toys & Clothing, Crib Mattress, Wall Mirror, Boxes, Bags, Table; Unit 4510 Christian Santiago: Fan, Folding Chair/ Table, Pillows, Clothing, Ninja Air Fryer, Pressure Cooker; Unit 4708 Sean Lintner: Ladder, Clothing, Boxes, Sony Stereo Components/Speakers, Sony DVD Player, Boxspring/Mattress, Car seat, PS3, Bags, Tables	
June 27; Jul. 4, 2025	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
at The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971	
Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.	
Unit 2125-Anastasia Ayala-Couches, dresser, stereo, mattress, boxspring, bed frame, clothing Unit 2048-Shakira Chery-Mattress, couch, headboard, patio furniture, televisions, washing machine, clothing, shoes Unit 3216-Minerva Garcia-Dining room table, flat top grill, dolley Unit 2109-Nereida Montanez-Dressers, bed frame, mirror	
June 27; Jul. 4, 2025	25-02342L

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. \$865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pac Pro Fertilization and Pest Control, located at 3141 River Grove Circle, in the City of Fort Myers, County of Lee, State of FL, 33905, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 25 of June, 2025.	
Michael G Pac 3141 River Grove Circle Fort Myers, FL 33905	
June 27, 2025	25-02364L

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of House Rock Pizza located at 4973 Eastwood Greens St unit 307, in the County of Lee, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Fort Myers, Florida, this 23rd day of June, 2025.	
Ramon Gabriel Noguera, Jennifer Noguera	
June 27, 2025	25-02357L

SAVE

TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

Business Observer

TAX DEEDS

FIRST INSERTION

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

Tax Deed #:2025000326
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: 23-00148
Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 5428, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 24-43-22-C4-05428.0330
Names in which assessed: SAUTERNES V 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02280L

FIRST INSERTION

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

Tax Deed #:2025000327
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: 23-00154
Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 5431, UNIT 90, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 24-43-22-C4-05431.0330
Names in which assessed: TARPON IV, 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02281L

FIRST INSERTION

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

Tax Deed #:2025000336
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: 23-00352
Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 6093, UNIT 97, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 85-97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 07-43-23-C1-06093.0330
Names in which assessed: SALT FORTE INC, SALT FORTE INC., SALT LEWIS INC, SALT LEWIS 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 on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02282L

FIRST INSERTION

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

Tax Deed #:2025000338
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: 23-00442
Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 5498, CAPE CORAL SUBDIVISION, UNIT 91, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 18-43-23-C1-05498.0110
Names in which assessed: LAM BROTHERS 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02283L

FIRST INSERTION

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

Tax Deed #:2025000350
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: 23-00482
Year of Issuance 2023 Description of Property LOTS 10 AND 11, BLOCK 5528, UNIT 91, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 18-43-23-C3-05528.0100
Names in which assessed: SAUTERNES V 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02284L

FIRST INSERTION

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

Tax Deed #:2025000343
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: 23-00839
Year of Issuance 2023 Description of Property LOTS 90 AND 91, BLOCK 3004, UNIT 43, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 27-43-23-C3-03004.0900
Names in which assessed: SOLE HOMES BUILDERS CORP, SOLE HOMES REALTY, SOLE HOMES REALTY, 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02287L

FIRST INSERTION

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

Tax Deed #:2025000328
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: 23-00781
Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 2793, UNIT 40, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 26-43-23-C3-02793.0150
Names in which assessed: ALICE GIERZAK, PATRICIA BITELY
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02285L

FIRST INSERTION

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

Tax Deed #:2025000354
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: 23-00829
Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 2991, UNIT 43, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 48 TO 57, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 27-43-23-C3-02991.0430
Names in which assessed: JOSE A MEDINA
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02286L

FIRST INSERTION

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

Tax Deed #:2025000339
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: 23-04037
Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 5579, CAPE CORAL SUBDIVISION, UNIT 84, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 18-43-24-C4-00579.0030
Names in which assessed: SALT LEWIS INC, SALT LEWIS 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 on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02294L

FIRST INSERTION

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

Tax Deed #:2025000352
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: 23-01026
Year of Issuance 2023 Description of Property LOTS 32 AND 33, BLOCK 6166, UNIT 98, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 107 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 29-43-23-C4-06166.0320
Names in which assessed: KELLI BROOKE CARROLL
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02288L

FIRST INSERTION

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

Tax Deed #:2025000333
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: 23-02482
Year of Issuance 2023 Description of Property LOT (S) 15 AND 16, BLOCK 4020, UNIT 55, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 92 TO 106, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 08-44-23-C2-04020.0150
Names in which assessed: 2704 NW 7TH TER 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02291L

FIRST INSERTION

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

Tax Deed #:2025000305
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: 23-21491
Year of Issuance 2023 Description of Property LOT 6, BLOCK 15, UNIT 4, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 26-45-27-04-00015.0060
Names in which assessed: BAWAZIR & SESTITO PROPERTY 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.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02308L

FIRST INSERTION

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

Tax Deed #:2025000355
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: 23-02021
Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLOCK 2844, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 2 TO 14, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 03-44-23-C4-02844.0230
Names in which assessed: GABRIEL RODRIGUEZ, GLADYS RODRIGUEZ
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02289L

FIRST INSERTION

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

Tax Deed #:2025000359
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: 23-03879
Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 5802, UNIT 88, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 TO 143, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 17-43-24-C2-05802.0150
Names in which assessed: LINDA B CALVERT
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02292L

FIRST INSERTION

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

Tax Deed #:2025000322
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: 23-19429
Year of Issuance 2023 Description of Property LOT 36, BLOCK 31, UNIT 7, SECTION 12, 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 229, PUBLIC RECORDS, LEE COUNTY, FLORIDA.
Strap Number 12-45-27-07-00031.0360
Names in which assessed: KATHERINE E SPEISER
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02297L

FIRST INSERTION

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

Tax Deed #:2025000334
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: 23-02022
Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 2846, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 2 TO 14 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 03-44-23-C4-02846.0280
Names in which assessed: GABRIEL RODRIGUEZ, GLADYS RODRIGUEZ
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02290L

FIRST INSERTION

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

Tax Deed #:2025000353
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: 23-03902
Year of Issuance 2023 Description of Property LOT 4, BLOCK 5796, UNIT 88, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, INCLUSIVE, IN THE PUBLIC RECORDS, OF LEE COUNTY, FLORIDA
Strap Number 17-43-24-C3-05796.0040
Names in which assessed: SEVERO ARARAT
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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Jun. 27; Jul. 4, 11, 18, 2025

25-02293L

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Business Observer

1V20906_V03

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000257 NOTICE IS HEREBY GIVEN that Roberta J Foley the holder of the following certificate(s) has filed said certificate(s) for a tax 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: 23-12766 Year of Issuance 2023 Description of Property LOT 22, BLOCK B, STONEYBROOK AT GATEWAY UNIT 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 83, PAGES 41-44, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-45-26-30-0000B.0220 Names in which assessed: CYNTHIA M GOMEZ, U.S. HOME CORPORATION 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-022961L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000054 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-569 Year of Issuance 2022 Description of Property LOT 6, BLOCK 6, UNIT 2, SECTION 11 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 150, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-27-02-00006.0060 Names in which assessed: TARPON IV 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Apr. 18, 25; May 2, 9; Jun. 27, 2025
25-02310L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000314 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: 23-19516 Year of Issuance 2023 Description of Property LOT 17, BLOCK 68, UNIT 15, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 237, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00068.0170 Names in which assessed: JOSE G 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 on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02299L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000297 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: 23-20682 Year of Issuance 2023 Description of Property LOT 16, BLOCK 24, UNIT 4, SECTION 22, 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 74, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-04-00024.0160 Names in which assessed: ESTATE OF LUCY M TURNER, ESTATE OF LUCY M. TURNER 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02307L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000311 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: 23-21960 Year of Issuance 2023 Description of Property LOT 21, BLOCK 39, UNIT 9, LEHIGH ACRES, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-09-00039.0210 Names in which assessed: PATRICK 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.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02309L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000306 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: 23-12690 Year of Issuance 2023 Description of Property LOT 23, BLOCK 2, UNIT 6, 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 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-06-00002.0230 Names in which assessed: FARJANA A SAROWARUZZAMAN, FARJANA HAKIM 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02295L

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1193 Division Probate IN RE: ESTATE OF DIETMAR JOOST Deceased.
The administration of the estate of DIETMAR JOOST, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses 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 required to be served must file their claims with this court ON OR BEFORE THE LATER

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sinclair at Palm Pointe located at 5000-5003 Palm Pointe Court in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2025. Ft. Myers Property Owner, LLC June 27, 2025
25-02362L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000313 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: 23-20077 Year of Issuance 2023 Description of Property LOT 3, BLOCK 13, UNIT 2, LEHIGH ACRES, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-02-00013.0030 Names in which assessed: PHILLIP A. JARVIS, WINSTON L FERGUSON 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02304L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000324 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: 23-20206 Year of Issuance 2023 Description of Property LOT 13, BLOCK 101, UNIT 16, SECTION 15, 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 CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 52, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00101.0130 Names in which assessed: SUAMO 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.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02305L

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 27, 2025. Personal Representative: Birgit Hortel-Joost Talstrasse 39 Leverkusen, Germany D-51379 Attorney for Personal Representative: Darrin R. Schutt, 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@schuttllaw.com Secondary E-Mail: briana@schuttllaw.com Jun. 27; Jul. 4, 2025
25-02331L

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Alair Homes located at 9990 Coconut Road, Suite 220 in the City of Bonita Springs, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of June, 2025. Jeffrey Cramer June 27, 2025
25-02376L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000323 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: 23-19500 Year of Issuance 2023 Description of Property LOT 17, BLOCK 63, UNIT 14, SECTION 12, 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 236, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-45-27-14-00063.0170 Names in which assessed: A L SOLETORMOS, ANDREW L SOLETORMOS, ELIZABETH SOLETORMOS 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02298L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000320 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: 23-19851 Year of Issuance 2023 Description of Property LOT 4, BLOCK 18, UNIT 3, 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 132, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 14-45-27-03-00018.0040 Names in which assessed: E C RYAN, MARY RYAN 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02303L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1791 Division Probate IN RE: ESTATE OF HAROLD KENNETH GRANT A/K/A H. KENNETH GRANT Deceased.
The administration of the estate of Harold Kenneth Grant a/k/a H. Kenneth Grant, deceased, whose date of death was September 25, 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,

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000319 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: 23-19809 Year of Issuance 2023 Description of Property LOT 11, BLOCK 91, UNIT 17, SECTION 13, 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 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-17-00091.0110 Names in which assessed: DONALD VETITOE, JEAN L. A. VETITOE 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02302L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000293 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: 23-20490 Year of Issuance 2023 Description of Property LOT 14, BLOCK 35, UNIT 7, SECTION 21, 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 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-45-27-07-00035.0140 Names in which assessed: ANDRE COY, RUBY SIMMONDS 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Jun. 27; Jul. 4, 11, 18, 2025
25-02306L

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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-
Jun. 27; Jul. 4, 11, 18, 2025

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Cottages @ Stillwater located at 8049 Stillwater Court in the City of North Fort Myers, Lee County, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of June, 2025.
North Fort Myers Holdings 56 LLC
June 27, 2025

New Columbia, Pennsylvania 17856
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
Jun. 27; Jul. 4, 2025

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF ACTION OF JOINT PETITION FOR ADOPTION BY STEPPARENT AND PETITION FOR TERMINATION OF PARENTAL RIGHTS OF BIOLOGICAL FATHER IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA FAMILY DIVISION Case No. 25-DR-1042 IN THE MATTER OF THE ADOPTION OF: BRUCE AIDEN CHEN Adoptee. TO: Carlos Enrique Corea Zuniga 707 Gilbert Street Anaheim, California 92084 Physical Description: Age: 38; Race: Hispanic; Hair Color: Black; Height: 6'02"; Date of Birth: January 24, 1987. YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent and Petition for Termination of Parental Rights of Biological Father has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners, to Brenda M. Miranda, Esquire, c/o Family First Legal Group, 2950 Imnokalee Road, Suite 2, Naples, Florida 34110 on or before August 4, 2025 and file the original with the Clerk of this Court at 1700 Monroe Street Fort Myers, Florida 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: 06/23/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-02363L
FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SWFL Home Inspections located at 10057 Avalon Lake Circle in the City of Fort Myers, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2025. Stelmazek Family Ventures of Florida Inc. Kyle Stelmazek June 27, 2025 25-02366L
FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Southwest Florida Enviornmental Testing located at 10057 Avalon Lake Circle in the City of Fort Myers, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2025. Stelmazek Family Ventures of Florida Inc. Kyle Stelmazek June 27, 2025 25-02367L
FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Southwest Florida Home Inspections & Enviornmental Testing located at 10057 Avalon Lake Circle in the City of Fort Myers, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2025. Stelmazek Family Ventures of Florida Inc. June 27, 2025 25-02365L



SAVE TIME
LV10175
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1918 Division Probate IN RE: ESTATE OF MAHILENA DIANZ Deceased. The administration of the estate of Mahilena Dianz, 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 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 27, 2025. Personal Representative: Gabriel Loor 4126 Tartan Lane Houston, Texas 77025 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) E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com Jun. 27; Jul. 4, 2025 25-02334L
FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Southern Cross Tikis located at 5783 Bayshore Road Suite 116, in the County of Lee County in the City of North Fort Myers, Florida 33917 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lee, Florida, this Monday, June 23, 2025. June 27, 2025 25-02361L
FIRST INSERTION
NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-1951 IN RE: ESTATE OF NORMA JEAN GREENBERG, Deceased. NORMA JEAN GREENBERG, a resident of Lee County, Florida, who died on the 31st day of May, 2025, was the Settlor of a trust entitled the NORMA JEAN GREENBERG TRUST dated the 20th day of October, 1992, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. The name and address of the trustee are set forth below. The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative. Signed on the 19th day of June, 2025. /s/ Mark A. Greenberg MARK ALAN GREENBERG, trustee 8612 Falisto Place Fort Myers, FL 33912 Jun. 27; Jul. 4, 2025 25-02360L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-1816 IN RE: ESTATE OF FREDRICK ALAN WAGNER, Deceased. The administration of the estate of FREDRICK ALAN WAGNER, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 27, 2025. Personal Representative: /s/ Martin Wagner (May 5, 2025 09:16 PDT) MARTIN WAGNER /s/ Theresa Daniels THERESA DANIELS, ESQ. Fla. Bar No. 84113 Daniels Law, P.A. P.O. Box 570 Bokeelia, FL 33922 Ph: (239) 214-6010 Fax: (239) 214-6073 tad@DanielsLawPA.com jenn@DanielsLawPA.com Attorney for Personal Representative Jun. 27; Jul. 4, 2025 25-02341L
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1882 Division Probate IN RE: ESTATE OF ALBERTA M. MELLINA A/K/A ALBERTA MAE MELLINA Deceased. The administration of the estate of Alberta M. Mellina a/k/a Alberta Mae Mellina, 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 PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Michele Ronai Cirabisi 1512 Graduate Court Lehigh Acres, Florida 33971 Attorney for Personal Representative: /s/Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jun. 27; Jul. 4, 2025 25-02350L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001910 Division Probate IN RE: ESTATE OF ANN DALTRY WHEALTON Deceased. The administration of the estate of Ann Daltry Whealton, 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 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 27, 2025. Personal Representative: Tara Daltry Johnson 4539 Vinsetta Avenue North Fort Myers, Florida 33903 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 Jun. 27; Jul. 4, 2025 25-02329L
FIRST INSERTION
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 27, 2025. Personal Representative: Michele Ronai Cirabisi 1512 Graduate Court Lehigh Acres, Florida 33971 Attorney for Personal Representative: /s/Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jun. 27; Jul. 4, 2025 25-02350L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE ACTION Case No.: 2025-CP-001924 IN RE: ESTATE OF: JERRY WAYNE MULDER Deceased. The administration of the estate of JERRY WAYNE MULDER, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 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 Statues. 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 27, 2025. DIANN DIRKSEN, Personal Representative 7080 160 th Ave SE Clara City, MN 56222 Attorney for Personal Representative: Nicole Naumann Florida Bar No. 86535 Nicole@naumannlawpa.com Naumann Law, PA 15065 McGregor Blvd 104, Ft Myers, FL 33908 Phone: 239-267-9000 Jun. 27; Jul. 4, 2025 25-02330L
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001537 IN RE: ESTATE OF CLAUDIA G. CIOFFI, Deceased. The administration of the estate of Claudia G. Cioffi, deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The file number for the estate is 25-CP-001537. 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 27, 2025. Attorney for Personal Representative: /s/ Andrew Friedman Andrew Friedman, Esquire Florida Bar No.: 118673 FRIEDMAN ESTATE LAW, PLLC 10055 Yamato Road, Suite 521 Boca Raton, FL 33498 Telephone: (202) 505-1892 Email: Andrew@FriedmanEstateLaw.com Jun. 27; Jul. 4, 2025 25-02333L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1901 IN RE: ESTATE OF CAROL R. WITTE, Deceased. The administration of the estate of Carol R. Witte, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Meghan Witte Personal Representative 203 Westville Ave. Ext. Danbury, Connecticut 06811 Marcie A. Charles, Esq. Florida Bar No. 110944 Harrison LLP 8625 Tamiami Trail N, Suite 202 Naples, Florida 34108 Telephone: (239) 314-1400 Fax: (239) 302-2348 Email: mcharles@harrisonllp.com Secondary Email: dbleggi@harrisonllp.com Jun. 27; Jul. 4, 2025 25-02355L
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION Case No. 2025-CP-001808 IN RE: THE ESTATE OF WILLIAM G. SHEPARD JR.. Deceased The administration of the Estate of William G. Shepard Jr., deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Christopher Allen Shepard Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 Jun. 27; Jul. 4, 2025 25-02340L

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com



FLORIDA'S NEWSPAPER FOR THE C-SUITE
N208278_V7

ESTATE

<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File: 24 -CP- 2574 INRE: ESTATEOF: VICTOR GEORGE ALLEN, Deceased.</div></div> <div><p>The administraction of the estate of VICTOR GEORGE ALLEN, deceased, whose date of death was 12th day of June, 2024, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>s/s Victor Howard Wayne Allen Victor Howard Wayne Allen Personal Representative 1314 Brandon Terrace, Milton, Ontario, L9T 7R3</p><p>s/s Kenneth K. Thompson Kenneth K. Thompson Attorney for Personal Representative Kenneth K. Thompson P.A. 1150 Lee Boulevard, Suite 1A Lehigh Acres, Florida 33936 Florida bar No. 0344044 Telephone:(239) 369-5664 E-Mail Address: ken@kenthompson-lawoffice.com Jun. 27; Jul. 4, 2025 25-02359L</p></div>	<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001642 Division Probate IN RE: ESTATE OF EMIL G. LEHMAN, JR. Deceased.</div></div> <div><p>The administration of the estate Emil G. Lehman, Jr., deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: /s/ Emily Lehman Emily M. Lehman 2719 NE 28th Street Lighthouse Point, FL 33064</p><p>Attorney for Personal Representative: /s/ Donna M. Flammang Donna M. Flammang, Attorney for Personal Representative Florida Bar Number: 015230 Brennan, Manna & Diamond, PL 9240 Bonita Beach Rd., Suite 1101 Bonita Springs, FL 34135 P: 239.405.8672; F: 239.319.1064 Email: dmflammang@bmdpl.com Secondary Email: acroczo@bmdpl.com 4913-7853-7540, v. 1 Jun. 27; Jul. 4, 2025 25-02332L</p></div>	<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001689 Division: Probate IN RE: ESTATE OF WILLARD S. THOMAS, Deceased.</div></div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Willard S. Thomas, deceased, File Number 25-CP-001689, 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 15, 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:</p><p>Name Address Kathryn Thomas 8851 Bristol Bend Fort Myers, FL 33908 James Thomas 2475 Telegraph Rd. Bannockburn, IL 60015 Douglas Thomas 157 Sterling Dr. Bountiful, UT 84010</p><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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.</p><p>The date of first publication of this Notice is June 27, 2025.</p><p>Person Giving Notice: Kathryn Thomas 8851 Bristol Bend Fort Myers, FL 33908</p><p>Attorney for Person Giving Notice Lowell S. Schoenfeld Attorney for Petitioner Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: bethm@trustska.com 01069935.DOC/1 Jun. 27; Jul. 4, 2025 25-02356L</p></div>	<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001547 Division Probate IN RE: ESTATE OF MARY JOY MCNULTY Deceased.</div></div> <div><p>The administration of the estate of Mary Joy McNulty, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: /s/ Timothy F. McNulty Timothy F. McNulty 10 North Pamet Road Truro, MA 02666</p><p>Attorney for Personal Representative: Christopher J Ward E-mail Addresses: cward@latanzi.com, cward@latanzi.com Florida Bar No. 21330 20 West Road Orleans, Massachusetts 02653 Telephone: (508) 255-2133 2139426.v1 Jun. 27; Jul. 4, 2025 25-02371L</p></div>	<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001706 Division Probate IN RE: ESTATE OF WILLIAM S. BIRD a/k/a WILLIAM SIMONTON BIRD Deceased.</div></div> <div><p>The administration of the estate of William S. Bird, 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 St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: /s/ Nancy R. Vannah Nancy R. Vannah a/k/a Nancy Ruth Bird Vannah 146 Bluebird Rd. Warren, Maine 04864</p><p>Attorney for Personal Representative: /s/ James F. Morey James F. Morey Florida Bar No. 720984 Bond Schoeneck & King 4001 Tamiami Trail N., Suite 105 Naples, Florida 34103 Telephone: (239) 659-3800 E-mail Addresses: jmorey@bsk.com, dluciano@bsk.com; esruvief@bsk.com Jun. 27; Jul. 4, 2025 25-02370L</p></div>	<div><div>FIRST INSERTION</div><div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001671 IN RE: ESTATE OF REGINA MARIE COLAGE a/k/a REGINA M. COLAGE, Deceased.</div></div> <div><p>The administration of the Estate of Regina Marie Colage a/k/a Regina M. Colage, 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. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: John Orlando Colage Jr. 1015 East 700 South North Judson, Indiana 46366</p><p>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@atacauselaw.com Secondary E-Mail: rhianna@atacauselaw.com Jun. 27; Jul. 4, 2025 25-02349L</p></div>
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Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

IV8237_V34

ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-003190</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JUSTIN P. FIELDING; UNKNOWN SPOUSE OF JUSTIN P. FIELDING; KATHRYN F. THOMAS; WILLARD S. THOMAS; GOLFSIDE OF LEE CONDOMINIUM ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated June 13, 2025 entered in Civil Case No. 24-CA-003190 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JUSTIN P. FIELDING; UNKNOWN SPOUSE OF JUSTIN P. FIELDING; KATHRYN F. THOMAS; WILLARD S. THOMAS; GOLFSIDE OF LEE CONDOMINIUM 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 31, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 302, BUILDING 3,</p>
<p>PHASE 1, AND AN UNDIVID-ED 1/22ND SHARE IN THOSE COMMON ELEMENTS AP-PORTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE CONV-ENANTS, CONDITIONS, RE-STRICCTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF GOLF-SIDE CONDOMINIUM, AS RECORDED IN O.R. BOOK 1715, PAGES 1966 THROUGH 2033, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 17025 Golf-side Cir 302, Fort Myers, FL 33908</p> <p>ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.</p> <p>06/24/2025</p> <p>Kevin C. Karnes Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT Submitted By: Jordan Wainstein Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 2390.000135 Jun. 27; Jul. 4, 2025</p> 25-02368L

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-1542 IN RE: ESTATE OF LINDA HUNG, A/K/A LINDA LUAN-ING HUNG, Deceased.</p> <p>The administration of the estate of LINDA HUNG a/k/a LINDA LUAN-ING HUNG deceased, whose date of death was December 10, 2024, is pend- ing in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as spec- ified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <p>Personal Representative: JAMES LI-JEN HUNG Personal Representative 129 Jules Drive, Staten Island, NY 10314 Christopher Marsala, Esq. Attorney for Petitioner Florida Bar No. 936766 McLaughlin & Stern, PLLC 5150 Tamiami Trail North, Suite 602 Naples, Florida 34103 Telephone: (239) 207-3051 Email: cmarsala@mclalughlinstern.com Secondary Email: dbaez@mclalughlinstern.com Jun. 27; Jul. 4, 2025</p> 25-02375L

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-001904 Division: Probate IN RE: ESTATE OF RANDALL LAWRENCE SILCOX, SR., a/k/a RANDALL L. SILCOX, SR., a/k/a RANDALL L. SILCOX, Deceased.</p> <p>The administration of the estate of Ran- dall Lawrence Silcox, Sr. a/k/a Randall L. Silcox, Sr., a/k/a Randall L. Silcox, deceased, whose date of death was April 29, 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 repre- sentative's attorney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228,</p>
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: Jordan E. Silverstein 410 SE 3rd St. Cape Coral, FL 33990 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: lowells@trustska.com 01072996.DOC/1 Jun. 27; Jul. 4, 2025</p> 25-02358L

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-001956 Division Probate IN RE: ESTATE OF CYNTHIA MARIE KIRKHAM, Deceased.</p> <p>The administration of the estate of Cyn- thia Marie Kirkham, deceased, whose date of death was May 4, 2025, is pend- ing 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 per- sonal representative's attorney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the dec- edent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: William Scott Martin 30-1 Brockway Ferry Road Lyme, CT 06371 Attorney for Personal Representative: Mary Vlasak Snell, Attorney Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com Jun. 27; Jul. 4, 2025</p> 25-02372L
<p>FIRST INSERTION</p> <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-007368</p> <p>PALE HORSE REALTY, LLC Plaintiff(s), vs. GLORIA QUINTANILLAA/K/A GLORIA BELTRAN; THE UNKNOWN SPOUSE OF GLORIA QUINTANILLA A/K/A GLORIA BELTRAN; THE UNKNOWN TENANT IN POSSESSION Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judg- ment of Foreclosure entered on June 17, 2025 in the above-captioned ac- tion, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in ac- cordance with Chapter 45, Florida Statutes on the 17th day of July, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>LOT 3, BLOCK 43, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVI- SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property address: 4604 Hanna Avenue North, Lehigh Acres, FL 33971</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>06/19/2025</p> <p>Kevin Karnes Clerk of the Circuit Court (SEAL) BY: E. Windler Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-006244-1 Jun. 27; Jul. 4, 2025</p> 25-02326L
<p>FIRST INSERTION</p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION CASE NO.: 24-CA-7723</p> <p>RONALD F. LASCELLES, INDIVIDUALLY and AS TRUSTEE OF THE RONALD F. LASCELLES TRUST DATED 4/27/2016, Plaintiff, v. EDWIN OMAR TORRES, UNKNOWN SPOUSE OF EDWIN OMAR TORRES, BEVERLYN ROLON, and UNKNOWN SPOUSE OF BEVERLYN ROLON, Defendants.</p> <p>NOTICE IS HEREBY given as re- quired by a Final Judgment of Mort- gage Foreclosure entered in Case No. 24-CA-7723 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where RONALD F. LASCELLES, INDIVIDUALLY and AS TRUSTEE OF THE RONALD F. LAS- CELLES TRUST DATED 4/27/2016, is the Plaintiff and EDWIN OMAR TOR- RES and BEVERLYN ROLON are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in ac- cordance with Chapter 45 Florida Stat- utes on August 14, 2025, the following described property in accordance with the Final Judgment of Mortgage Fore- closure:</p> <p>Lots 1 & 2, Block 5630, Unit 85, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 24, Page(s) 49 through 58, inclusive, of the Public Records of Lee County, Florida.</p> <p>Parcel I.D. Number: 20-43-24- C4-05630.0010</p> <p>Property address: 1622 NE 33rd Terrace, Cape Coral, FL 33909</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031.</p> <p>Dated this 06/18/2025.</p> <p>CLERK OF THE CIRCUIT COURT (SEAL)</p> <p>KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Wright Angad as Deputy Clerk</p> <p>Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 Jun. 27; Jul. 4, 2025</p> 25-02325L

FIRST INSERTION
<p>FIRST INSERTION</p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO. 25-CA-000784</p> <p>LINDSFORD NASTER ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. FELIX CONTRERAS ACOSTA, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment of Foreclosure dated June 16, 2025 in Case No. 25-CA-000784 in the Circuit Court in and for Lee County, Florida wherein LINDSFORD NASTER ASSOCIA- TION, INC., a Florida non-profit Corporation, is Plaintiff, and FELIX CONTRERAS ACOSTA, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on September 18, 2025. Fore- closure Auctions will be held online at www.lee.realforeclose.com in ac- cordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judg- ment, to wit:</p> <p>LOT 34, LINDSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORD- ED IN INSTRUMENT NO. 2014000155591, OF THE PUB- LIC RECORDS OF LEE COUN- TY, FLORIDA.</p> <p>A/K/A: 3779 CROFTON COURT, FORT MYERS, FL 33916.</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated: 06/24/2025</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclcg.com Jun. 27; Jul. 4, 2025</p> 25-02369L

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 23-CA-009810</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HANNAH ALLEN AND GRAYSON STOVER, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated December 27, 2024, and entered in 23-CA-009810 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORA- TION is the Plaintiff and HANNAH ALLEN; GRAYSON STOVER 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK 3, WEST PART UNIT 1, SECTION 3, TOWN- SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLOR- IDA, 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 2, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 6134 HIG- GINS AVE, FORT MYERS, FL 33905</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031.</p> <p>Dated this 20 day of June, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-140936 - MaM Jun. 27; Jul. 4, 2025</p> 25-02335L
<p>FIRST INSERTION</p> <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION Case No. 2025-CA-001391</p> <p>BALSA EQUITY, INC., a California corporation, Plaintiff, v. THE BUYING COMPANY, LLC, a Florida Limited Liability Company; CITY OF BONITA SPRINGS, FLORIDA; JOHN DOE 1, as unknown party occupying or possessing the property; and JANE DOE 1, as unknown party occupying or possessing the property, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Foreclosure entered in this cause on June 18, 2025, by the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the property described as:</p> <p>Lots 29 and 30, Block 4517, Cape Coral Unit 64, according to the Plat thereof as recorded in Plat Book 21, Pages 82 through 95, of the Public Records of Lee Coun- ty, Florida.</p> <p>Property Address: 1219 SW 51st Street, Cape Coral, Florida 33914 Parcel Number: 15-45-23-CI- 04517.0290</p> <p>will be sold to the highest bidder for cash at public sale by Kevin C. Karnes, Lee County Clerk of Court, electronical- ly online at www.lee.realforeclose.com at 9:00 A.M. on July 17, 2025.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031.</p> <p>Dated this 19th day of June 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By N. Wright Angad Deputy Clerk</p> <p>/s/ Allison N. Nelson Andrew J. McBride, Esq. Florida Bar No. 67973 Allison N. Nelson, Esq. Florida Bar No. 1049314 Primary: andrew.mcbride@arlaw.com Primary: allison.nelson@arlaw.com Secondary: grace.hirigoyen@arlaw.com Secondary: lisa.d'angelo@arlaw.com Secondary: alysha.thomas@arlaw.com ADAMS AND REESE LLP 100 North Tampa Street, Suite 4000 Tampa, Florida 33602 Telephone: (813) 227-5548 Attorneys for Plaintiff Jun. 27; Jul. 4, 2025</p> 25-02328L

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION</p> <p>Case No. 24-CA-003492</p> <p>FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. LORI A. CLARK, STEVEN CLARK, THE TIDES AT PELICAN LANDING CONDOMINIUM ASSOCIATION, INC., PELICAN LANDING COMMUNITY ASSOCIATION, INC., PELICAN'S NEST GOLF CLUB, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.</p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 19, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the prop- erty situated in Lee County, Florida described as:</p> <p>UNIT 2206, BUILDING 2, THE TIDES AT PELICAN LAND- ING CONDOMINIUM, A CONDOMINIUM, ACCORD- ING TO THE DECLAR- ATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4640, PAGE 620, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN- DIVIDED INTEREST IN THE COMMON ELEMENTS AP- PURTENANT THERETO.</p> <p>and commonly known as: 23680 WALDEN CENTER DR, UNIT 206, ESTERO, FL 34134; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.lee.realforeclose.com on July 24, 2025 at 9 am.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Dated this 20 day of June, 2025.</p> <p>Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk</p> <p>Donna S. Glick (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com F078950/2425450/sq Jun. 27; Jul. 4, 2025</p> 25-02338L

ACTIONS / SALES

FIRST INSERTION

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

Case No. 25-CA-2597
EAST EUROPEAN EAGLE EQUIT, LLC a Florida limited liability company,
Plaintiff, v.
QX13, LLC, a Florida limited liability company,
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 17, 2025 in Case No. 25-CA-2597 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein EAST EUROPEAN EAGLE EQUIT, LLC, a Florida limited liability company is the Plaintiff and QX13, LLC, a Florida limited liability company is the Defendant. The Clerk of the Court, Kevin C. Carnes, will sell to the highest bidder for cash at www.lee.realforeclose.com on July 17, 2025 at 9:00 a.m. the following described real property:

Lots 23 and 24, of Block 23, all in that certain subdivision known as Palmona Park Unit No. 2, according to the map or plat thereof, on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 7, Pages 56 and 57, and in addition, the Southerly 20 feet of Lots 11 and 12, Block 23, Palmona Park Unit No. 2, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 7, Pages 56 and 57.

More commonly known as: 1821 Pacific Avenue, North Fort Myers, FL 33903

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

Dated this day of 06/23/2025
KEVIN C. KARNES
Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Jun. 27; Jul. 4, 2025 25-02348L

FIRST INSERTION

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

CASE NO. 24-CC-009557
KELLY GREENS SINGLE FAMILY CONDOMINIUM I ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
Plaintiff, VS.
COCO HAMMOCK ASSETS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL OTHER OCCUPANTS OF 12730 KELLY PALM DRIVE, FORT MYERS, FL 33908, CATHERINE S. CRANDELL AND JAMES CRANDELL,
Defendants.

Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Lot 2, Tract 1, of Kelly Greens Single Family Condominium I, according to the Declaration of Condominium thereof, recorded in Official Records Book 1959, Pages 2849 through 2904, inclusive, of the Public Records of Lee County, Florida.
Parcel ID #: 01-46-23-03-00001.0020
Property Address: 12730 Kelly Palm Drive, Fort Myers, FL 33908

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on July 24, 2025, in accordance with Chapter 45, Florida Statutes.

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.

Dated: 06/20/2025

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
Deputy Clerk

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907

Jun. 27; Jul. 4, 2025 25-02336L



FIRST INSERTION

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

CASE NO.: 24-CA-008102
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1,
Plaintiff, vs.
MUHAMAD BARAZI; UNKNOWN SPOUSE OF MUHAMAD BARAZI; MIROMAR OUTLET WEST, LLC; UNITED STATES OF AMERICA; TRUIST BANK; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated June 20, 2025, entered in Civil Case No.: 24-CA-008102 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1, Plaintiff, and MUHAMAD BARAZI; UNKNOWN SPOUSE OF MUHAMAD BARAZI; MIROMAR OUTLET WEST, LLC; UNITED STATES OF AMERICA; TRUIST BANK; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JOHN DOE, are Defendants.

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-012778
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2024, and entered in 23-CA-012778 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED; KIMBERLY J. DUNWIDDIE; GREGORY J. ELWELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROYAL WOODS CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOW:

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 23rd day of October, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 16, AND THE SOUTH 30.04 FEET OF LOT 15, BLOCK 1, GLEN EDEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

WITNESS my hand and the seal of the court on 06/24/2025.

KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: T Mann
Deputy Clerk

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51708

Jun. 27; Jul. 4, 2025 25-02353L

STARTING AT THE NORTH-EAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS W ALONG THE NORTH LINE OF SAID FRACTION OF A 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ISLAND PARK ROAD; THENCE CONTINUE N 89 DEGREES 58 MINUTES 21 SECONDS W ALONG SAID FRACTIONAL LINE FOR 541.00 FEET; THENCE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 72.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 34.00 FEET; THENCE N 89 DEGREES 58 MINUTES 21 SECONDS W FOR 46.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 39 SECONDS E FOR 34.00 FEET; THENCE S 89 DEGREES 58 MINUTES 21 SECONDS E FOR 46.00 FEET TO THE POINT OF BEGINNING.

Property Address: 6366 ROYAL WOODS DRIVE, FORT MYERS, FL 33908

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

Dated this 20 day of June, 2025.

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-107160 - MaM

Jun. 27; Jul. 4, 2025 25-02337L

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 25-CA-2561
HARBOR SOUTH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF DOREEN WARNER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOREEN WARNER; UNKNOWN SPOUSE OF DOREEN WARNER; UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants.

TO: ESTATE OF DOREEN WARNER; UNKNOWN SPOUSE OF DOREEN WARNER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOREEN WARNER

Last Known Address: 1766 Cape Coral Parkway East #103
Cape Coral, FL 33904

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named

Plaintiff for the following premises located in Lee County, Florida:

APT. NO. 103, of the Harbor South Condominium, according to the Declaration thereof, dated May 11, 1965, recorded May 28, 1965, in O.R. Book 302, Pg. 572, and as amended, Lee County, Florida, Public Records and revised Declaration thereof recorded in O.R. Book 1308, Pg. 840, and as amended (the "Property")
Property Address: 1766 Cape Coral Parkway East #103, Cape Coral, Florida 33904.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Dominick Mezzoline, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 19th day of June, 2025.

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

Dominick Mezzoline, Esq.,
Pope, Mazzara & Menendez, PLLC,
5252 Summerlin Commons Way,
Unit 104,
Fort Myers, Florida 33907

dmezzoline@popemazzara.com;
gretchenkrohn@popemazzara.com
Jun. 27; Jul. 4, 2025 25-02320L

FIRST INSERTION

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

CASE NO. 24-CA-005615
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MV REALTY PBC, LLC; MAGNA ROOFING LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WILLIAM E. PETERSON; LAWRENCE E. PETERSON,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 30, 2025 and entered in Case No. 24-CA-005615, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-

ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DECEASED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WILLIAM E. PETERSON; LAWRENCE E. PETERSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MV REALTY PBC, LLC; MAGNA ROOFING LLC; are defendants.

KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REAL.FORECLOSE.COM, at 9:00 A.M., on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 21 AND 22, BLOCK 4540, UNIT 44, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 113 TO 121, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this 19 day of June, 2025.

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By E. Windler
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00930 CLNK
V6.20190626

Jun. 27; Jul. 4, 2025 25-02327L

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

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V14

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

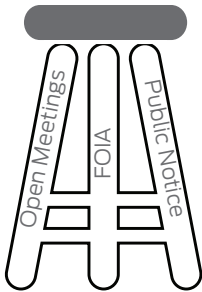
CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

floridapublicnotices.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability









Publishing notices on the internet is neither cheap nor free







Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices






Citizen Participation Notices

-  Government Meetings and Hearings
-  Land and Water Use
-  Meeting Minutes or Summaries
-  Creation of Special Tax Districts
-  Agency Proposals
-  School District Reports
-  Proposed Budgets and Tax Rates
-  Zoning, Annexation and Land Use Changes

Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

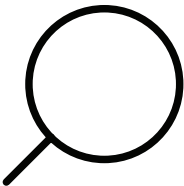


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

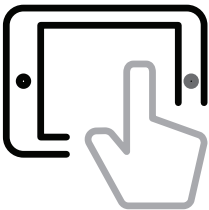
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

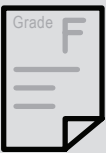


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

PUBLISHED

YOUR

LEGAL NOTICE

We publish all Public sale,
Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

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

LV20976_V15



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

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

LV20906_V19

SUBSEQUENT INSERTIONS

--- ACTIONS ---	
FOURTH INSERTION	THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-001028 HERITAGE ENTERPRISES FL LLC, Plaintiff, vs. J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSIGNEE OF MARGARET ORFIE, LISA ROWE, CAROL ORFIE, KELLY MCKEVITT, MATT MCKEVITT, MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant, TO: CAROL ORFIE L/K/A 155 S WORTH AVE ELGIN, IL 60123 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Parcel 2: Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, accord- ing to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, tele- phone number (407) 514-2692, on or before July 14, 2025, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED this 6th day of June 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap As Deputy Clerk J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 June 6, 13, 20, 27, 2025	NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-001028 HERITAGE ENTERPRISES FL LLC, Plaintiff, vs. J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSIGNEE OF MARGARET ORFIE, LISA ROWE, CAROL ORFIE, KELLY MCKEVITT, MATT MCKEVITT, MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant, TO: CAROL ORFIE L/K/A 155 S WORTH AVE ELGIN, IL 60123 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Parcel 2: Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as record- ed in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Le- high Acres, FL 33974 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, tele- phone number (407) 514-2692, on or before July 14, 2025, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED this 6th day of June 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap As Deputy Clerk J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 June 13, 20, 27; July 4, 2025
25-02065L	25-02120L

--- PUBLIC SALES / ESTATE ---	
SECOND INSERTION	SECOND INSERTION
PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135 July 10th, 2025 at 12:30 PM Zhane Nash House Hold Items The auction will be listed and adver:sed on www.storagetreasures.com . Pur- chases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 20, 27, 2025	Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the be- low list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage www.selfstorage auction.com on 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. J- cealynn Shannon unit #106; Justin Pearce unit #702. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 20, 27, 2025
25-02197L	25-02198L
SECOND INSERTION	SECOND INSERTION
PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de- scribed below belonging to those indi- viduals listed below at the location in- dicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 July 10th, 2025 at 9:45am Rosa Rivero Boxes, Clothes The auction will be listed and adver- tised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 20, 27, 2025	Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage www.selfstorage auction.com on 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnis- hings and garage essentials. Emily Cobb unit #00271; Susan Chastain unit #01016; Shanna Miller unit #01046; Andrew Conlyn unit #3285. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 20, 27, 2025
25-02235L	25-02199L
THIRD INSERTION	THIRD INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000645 IN RE: ESTATE OF RITA MARIE VETRANO, Deceased. The administration of the estate of RITA MARIE VETRANO, Deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Divi- sion, the address of which is 1700 Mon- roe Street, Fort Myers, Fl. 33901. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216- 732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-221. The date of first publication of this notice is June 20, 2025. RITA MARIE MCGRATH, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1620TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com June 20, 27, 2025
	25-02279L

THIRD INSERTION	
PUBLICATION SUMMONS STATE OF WISCONSIN MILWAUKEE COUNTY CIRCUIT COURT CASE NO.: 2025CV3596 CASE CODE: 30301 JACK LAMBOY, 4229 S. 10th Street, Milwaukee, WI 53221 Plaintiff, -vs- DEVCODECAMP, INC. 8493 Pavia Way Lakewood Ranch, FL 34202 -and- JAMES BRENT, 10731 Mirasol Drive Apt 402, Miromar Lakes, FL 33913, -and- WENDY MIRENDA, S52W23043 Hunters Hollow Waukesha, WI 53189-1948 -and- PAUL JIROVETZ, W223n605 Saratoga Dr. Waukesha, WI 53186 Defendants THE STATE OF WISCONSIN To the above-named Defendant James Brent: You are hereby notified that the Plaintiff named above has filed a law- suit 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 af- ter 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, Milwau- kee 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 es- tate you own now or in the future, and may be enforced by garnishment or sei- zure of property. Dated: This 4th day of June, 2025. LawtonCates, S.C. Attorneys for Plaintiff, Jack Lamboy Electronically Signed By: /s/ Briane F. Pagel Attorney Briane F. Pagel State Bar No. 1024414 1050 E. Washington Ave. Ste. 330 P.O. Box 2965 Madison, WI 53703 P: 608.282.6200/F: 608.975.2662 bpagel@lawtoncates.com June 13, 20, 27, 2025
	25-02116L

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO. 25-CA-002033 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. LAZY FLAMINGO PLAZA, INC., a Florida Corporation, LCT PROPERTIES, INC., a Florida corporation, LARRY C. THOMPSON, LUXURY HOMES FUNDING, LLC, a Wyoming limited liability company, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America and UNKNOWN TENANTS IN POSSESSION, Defendants. TO: LUXURY HOMES FUNDING, LLC 14231 Jetport Loop W, Units 6-8 Fort Myers, FL 33913</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the follow- ing described property in Lee County, Florida:</p>	<p>Parcel One: Lots 1, 2, and 3, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records of Lee County, Florida. AND Parcel Two: Lots 4 and 5, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records of Lee County, Florida. AND Parcel Three: A lot or parcel of land lying in part of Lots 1, 2, and 3, Block D, Del Sega Unit One, according to the plat or map thereof recorded in Plat Book 8, page 21 of the Public Records of Lee County, Florida, which lot or parcel is de- scribed as follows: From the Southeasterly corner of said Lot 3, run Northeasterly along the Easterly line of said lot for 3.5 feet to an intersection with the Northeasterly line 33 feet from the centerline of San- ibel-Captiva Road and the POB of the herein described parcel. From said POB continue North- easterly along said Easterly line for 136.50 feet to the Northeast-</p>

SECOND INSERTION	
<p>AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO. 2024-CA-2246 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. REINALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America, SANDOVAL COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation and UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 12th day of August, 2024, in Civil Action No.2024- CA-2246, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REIN- ALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERI- CAN on behalf of THE SMALL BUSI- NESS ADMINISTRATION, an agency of the United States of America, SAN- DOVAL COMMUNITY ASSOCIA-</p>	<p>TION, and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corpora- tion, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 10th day of July, 2025 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the follow- ing described real property set forth in the Summary Final Judgment of Fore- closure in Lee County, Florida: Lot 37, Block 8025, (Parcel 108), SANDOVAL-PHASE 2, according to the plat thereof re- corded in Instrument Number 2005000167039, Public Re- cords of Lee County, Florida. 2617 Stonyhill Court, Cape Coral, FL 33991</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accor- dance with Florida Statutes, Section 45.031.</p> <p>Dated this 12 day of June, 2025.</p> <p>KEVIN C. KARNES, CLERK OF COURT (SEAL) By: E. Windler Deputy Clerk</p> <p>M. Brian Cheffer, Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381 June 20, 27, 2025 25-02207L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION AS TO COUNT(S) VI AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED, JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS AND ALEXANDRA DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or</p>	<p>as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al. Defendants. To: ANY AND ALL UNKNOWN PAR- TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON- AL REPRESENTATIVES, ADMINIS- TRATORS OR AS OTHER CLAIM- ANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED 3110 45TH WAY EAST BRADENTON, FL 34203 UNITED STATES OF AMERICA JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS 4508 57TH ST. W. BRADENTON, FL 34210-2737 UNITED STATES OF AMERICA ALEXANDRA DU BOIS, AS POTEN- TIAL HEIR TO ROBERT MAC CLEL- LAN DU BOIS 5029 SARDINERO TRL BRADENTON, FL 34208-1593 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PAR- TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-</p>

SECOND INSERTION	
<p>NOTICE OF ACTION AS TO COUNT(S) IV,V AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST CHARLES F. ZAMBITO, DECEASED AND NICOLE MANCINI, AS POTENTIAL HEIR TO CHARLES F. ZAMBITO IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.</p>	<p>Defendants. To: ANY AND ALL UNKNOWN PAR- TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON- AL REPRESENTATIVES, ADMINIS- TRATORS OR AS OTHER CLAIM- ANTS, BY, THROUGH, UNDER OR AGAINST CHARLES F. ZAMBITO, DECEASED 1220 GREEN AVE #3053 WOODBURY, NJ 08096 UNITED STATES OF AMERICA NICOLE MANCINI, AS POTENTIAL HEIR TO CHARLES F. ZAMBITO 48 E. HOLLY AVE. SEWELL, NJ 08080-2604 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PAR- TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON- AL REPRESENTATIVES, ADMINIS- TRATORS OR AS OTHER CLAIM- ANTS, BY, THROUGH, UNDER OR AGAINST CHARLES F. ZAMBITO, DECEASED AND NICOLE MANCINI, AS POTENTIAL HEIR TO CHARLES F. ZAMBITO, and all parties having or claiming to have any right, title or in- terest in the property herein described;</p>

<p>torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the Com- plaint.</p> <p>If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court on the 16 day of June, 2025.</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk</p> <p>JORDAN A. ZEPPELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005832_MAG June 20, 27, 2025 25-02256L</p>	<p>ANTS, BY, THROUGH, UNDER OR AGAINST RAYMOND C. TORPEY, 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 5390L, Week 49, 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.: 09-3536 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPELLO, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the Com- plaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations 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.</p> <p>WITNESS my hand and seal of this Court on the 16 day of June, 2025.</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk</p> <p>JORDAN A. ZEPPELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005782_MAG June 20, 27, 2025 25-02255L</p>
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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.

IV/8232_V25

PUBLISH
YOUR
LEGAL NOTICE

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

or email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

IV/2087B_V8

--- TAX DEEDS ---

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

Tax Deed #:2025000235
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21530 Year of Issuance 2023 Description of Property LOT 63, BLOCK 15, UNIT 8, SECTION 26, 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 & Comptroller.

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

25-02188L

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

Tax Deed #:2025000229
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12844 Year of Issuance 2023 Description of Property LOT 10, BLOCK 53, REPLAT OF TRACT B, UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, 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 & Comptroller.

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

25-02179L

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

Tax Deed #:2025000233
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12829 Year of Issuance 2023 Description of Property LOT 31, BLOCK 34, REPLAT OF TRACT C, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, 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 & Comptroller.

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

25-02178L

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

Tax Deed #:2025000242
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22236 Year of Issuance 2023 Description of Property COMMENCING AT A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST ON THE WEST LINE OF 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 & Comptroller.

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

25-02193L

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of Susan Carol Stewart a/k/a Susan C. Stewart, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth 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.

Shanna Romano
Personal Representative
407 5th Avenue NE
Largo, FL 33770

Attorney for Personal Representative: ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email: courtfilings@capecoralattorney.com
June 20, 27, 2025

25-02244L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File no. 25-CP-001578
IN RE: ESTATE OF
LINDA SMITH BALLARD,
Deceased.

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.

Personal Representative:
Kathryn Marie Winfrey
1202 NE 102nd Ct.
Kansas City, Missouri 64155

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

25-02211L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-001455
IN RE: ESTATE OF
Ehsanollah Afshani,
a/k/a Ehsanollah Afshani, M. D.
Deceased.

The administration of the estate of Ehsanollah Afshani, also known as Ehsanollah Afshani, M.D., deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Lee County, Florida, Probate 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.

Personal Representative:
Camille A. Afshani
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

--- ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS
CIRCUIT COURT - 20TH JUDICIAL
CIRCUIT - LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1812
IN RE: ESTATE OF
JOHN P. COSTELLO,
Deceased.

The administration of the estate of John P. Costello, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by 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:
Maria J. Costello
81717 Largo Mar Dr.
Estero, FL 33967

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

25-02225L

SECOND INSERTION

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

The administration of the estate of JOACHIM POTTHOFF, deceased, whose date of death was June 24, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The name and address of the personal representative and the personal representatives' attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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:
Heidrun Thornton
5905 Tarpon Gardens Circle, Unit 201
Cape Coral, Florida 33914

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

25-02204L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001722
Division Probate
IN RE: ESTATE OF
RICHARD NICHOLAS
RECINIELLO A/K/A RICHARD N.
RECINIELLO
Deceased.

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.

Personal Representative:
Dorothy L. Reciniello
38 S. 17 St.
New Hyde Park, NY 11040

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

25-02209L

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Business Observer

--- ESTATE ---

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001036 IN RE: ESTATE OF MOHAMMAD FARES ABUAJAQ, Deceased. The administrator of the estate of MOHAMMAD FARES ABUAJAQ, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr., Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the person representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. FARES ABUAJAQ Personal Representative JOHN D. ROBINSON, ESQ. Attorney for Estate Florida Bar No. 0389900 Dean, Ringers, Morgan & Lawton, P.A. P.O. Box 2928 Orlando, FL 32802-2928 Tel: 407-422-4310 Fax: 407-648-0233 JRobinson@drml-law.com Michelle@drml-law.com Maria@drml-law.com For E-Service Only: JDReservice@drml-law June 20, 27, 202525-02227L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001761 IN RE: ESTATE OF RUTH BULANDA, a/k/a RUTH T. BULANDA Deceased. The administration of the estate of Ruth Bulanda, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Ann M. Hotaling 1100 Imperial Drive, Unit 608 Sarasota, Florida 34236 Personal Representative Rachel L. Loiacono E-mail Addresses: rachel@thebwlaw.com Florida Bar No. 1044073 Breakwater Law, PLLC 2500 Tamiami Trail N, Suite 220 Naples, Florida 34103 Telephone: (239) 488-4466 Attorneys for Personal Representative June 20, 27, 202525-02226L

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-1665 Division: Probate IN RE: ESTATE OF JUDITH M. O'CONNOR, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the Estate of Judith M. O'Connor, deceased, File Number 25-CP-1665, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was March 3, 2025; that the total value of the Estate is \$10,000.00; and that the names and addresses of those to whom it has been assigned by such Order are: Name Address Scott D. Uhlman P.O. Box 4010 Brockton, MA 002303 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211. The date of first publication of this Notice is June 20, 2025. Person Giving Notice: Scott D. Uhlman 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@trustksa.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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001781 IN RE: ESTATE OF RICHARD H. BEHRMANN Deceased. The administration of the Estate of Richard H. Behrmann, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's 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: Timothy R. Behrmann 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1837 Division: Probate IN RE: ESTATE OF BERT L. JENKS Deceased. The administration of the estate of Bert L. Jenks, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth 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: 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

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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001865 Division Probate IN RE: ESTATE OF LYNN MAUREEN MURGATROYD Deceased. The administration of the estate of Lynn Maureen Murgatroyd, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: Joan Farrington 424 SE 17th Street Cape Coral, Florida 33990 Attorney for Personal Representative: Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail: eviana.martin@martinlawfirm.com June 20, 27, 202525-02231L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-001195 IN RE: ESTATE OF ROSA M. GALE, Deceased The administration of the estate of ROSA M. GALE, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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. Signed by: Moises Alvarado Moises Alvarado Petitioner /s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Personal Representative Florida Bar Number: 105539 Burandt, Adamski, Feichthaler & Sanchez, PLLC 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Telephone: (239) 542-4733 Fax: (239) 542-9203 E-Mail: alvaro@capecoralattorney.com Secondary E-Mail: courtfilings@capecoralattorney.com June 20, 27, 202525-02245L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1837 Division: Probate IN RE: ESTATE OF BERT L. JENKS Deceased. The administration of the estate of Bert L. Jenks, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 Peterson 26223 Lame Beaver

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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1803 IN RE: ESTATE OF JANET KENDZIOR Deceased. The administration of the estate of Janet Kendzior, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's 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: Bradley F. Kendzior 789 Congress Hill Road Franklin, Pennsylvania 16323 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com June 20, 27, 202525-02252L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1803 IN RE: ESTATE OF JANET KENDZIOR Deceased. The administration of the estate of Janet Kendzior, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's 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: 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

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

SECOND INSERTION

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

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

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

SHAWN ROWAN
Personal Representative
/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, 2025 25-02212L

SECOND INSERTION

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

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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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
James Thomas Grubbs
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Attorney for Personal Representative
Florida Bar Number: 252719
BOYER & BOYER PA
46 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, 2025 25-02258L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-001792
IN RE: THE ESTATE OF
MARY URSITTI, deceased

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARY 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.

Person Giving Notice:
Andrew L. Ursitti
Attorney for Person Giving Notice:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
June 20, 27, 2025 25-02242L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001801
IN RE: ESTATE OF
WILLIAM M. MURPHY
Deceased.

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

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

Name	Address
Colleen Ann Brennan	
7269 Myrtle Rd.	
Fort Myers, FL 33967	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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.

Person Giving Notice:
Colleen Ann Brennan
7269 Myrtle Rd.
Fort Myers, FL 33967
Attorney for Person Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
June 20, 27, 2025 25-02261L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR LEE COUNTY, FLORIDA
File No. 292024SC060707A001HC
Probate Division:
IN RE: ESTATE OF
PETER CANDELA
Deceased.

The administration of the estate of 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, 2025 25-02260L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO. 25-CA-000584
EQUITY TRUST COMPANY,
CUSTODIAN, FBO TODD
BENWARE IRA
Plaintiff, v.
PENNY M. VELFLING A/K/A
PENNY M. VELFING; MARK S.
VELFLING; UNKNOWN SPOUSE
OF PENNY M. VELFLING A/K/A
PENNY M. VELFING; UNKNOWN
TENANT 1; UNKNOWN TENANT
2; WILLIAM M. DUNN
Defendants.

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

Parcel 1
LOT 3, BLOCK 12, IMPERIAL
HARBOR, UNIT NO. 4, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 25, PAGE
124 THROUGH 126, PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA. TOGETHER WITH
A 1972 BARRI MH, IDENTIFI-
CATION NUMBERS 33K14W-
S0666U AND 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
1000010712
June 20, 27, 2025 25-02196L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 24-CA-004011
OAKS AT WHISKEY CREEK
CONDOMINIUM 3 ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
ANNA POKHODINA BEACH, et al.,
Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 29th day of April 2025, in Civil Action No. 24-CC-004011 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which OAKS AT WHISKEY CREEK CONDOMINIUM 3 ASSOCIATION, INC. is the Plaintiff and ANNA 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 Oak-shade 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, 2025 25-02230L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
File Number: 24-CP-2981
Division Probate
IN RE: ESTATE OF
Robert E. Leidecker,
Deceased.

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

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

Christine Kowalski ,
Personal Representative
537 110th Ave N.
Naples, FL 34108
/s/ Frank P. Murphy (e-signature)
Frank P. Murphy, Esq.,
Attorney for Petitioner
Florida Bar No. 400386;
Desigt'd email address:
frank@frankmurphyattycpa.com
9220 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34135
Direct cell #: (239) 404-6852;
Office: (239)390-2077;
Fax: (239)947-6791
June 20, 27, 2025 25-02264L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-1612
IN RE: ESTATE OF
ROBERT BRUCE MCFIGGANS,
Deceased.

The administration of the estate of Robert Bruce McFiggans, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

/s/ Barbara D. Manicatide
Barbara D. Manicatide,
Personal Representative
150 Lisbon Dr.,
Fairfield, CT 06825
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
FL Bar No.: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
(239) 939-7100 Telephone
(239) 939-7104 Facsimile
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for the Personal
Representative
June 20, 27, 2025 25-02238L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-1289
IN RE: ESTATE OF
DOROTHY LICHTENSTEIN,
Deceased.

The administration of the estate of DOROTHY LICHTENSTEIN, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Curator and the Curator's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE 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.

Curator:
CHRISTOPHER J. SANCHEZ
c/o Alison K. Douglas, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail North Suite 400
Naples, FL 34103

Attorney for Curator:
ALISON K. DOUGLAS, ESQ.
Florida Bar No. 0899003
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail North
Suite 400
Naples, FL 34103
Telephone: (239) 262-8311
Email Addresses:
adouglass@cl-law.com;
jmcruz@cl-law.com
9007382.1.docx 6/13/2025
June 20, 27, 2025 25-02239L

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

123 4

5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554

ACTIONS / SALES

<div>SECOND 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>SECOND 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 & 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>SECOND 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 & 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>SECOND 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 & 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 & 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>SECOND 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>SECOND 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 & 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 & 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 & 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>SECOND 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 & 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>SECOND 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 & 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>SECOND 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>SECOND INSERTION</div> <div>MENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO- GETHER WITH AN UNDI- VIDED INTEREST IN THE COMMON ELEMENTS AP- PURTENANT THERETO. Street Address: 11908 Izarra Way, # 7001, Fort Myers, Florida 33912 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Cynthia M. Ra- mos, Esq., attorney for Plaintiff whose address is 19 West Flagler Street, Suite 516, Miami, Florida 33130, and file the original with Clerk of the above styled Court within (30 days from first pub- lication of this notice) otherwise a default will be entered against you for the relief prayed for in the complaint. This notice shall be published once a week for two consecutive weeks in The Lee County edition of the Business Ob- server. Witness my hand and seal of said court at Lee County, Florida in this 11th day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court and Comptroller Lee County, Florida (SEAL) By: K. Shoap As Deputy Clerk Cynthia M. Ramos Shapiro Ramos, P.A. Attorneys for Plaintiff 19 W. Flagler Street, Suite 516 Miami, Florida 33130 Tel: (305) 374-0052 Email: cmr@shapiroramos.com Florida Bar No.: 958557 June 20, 27, 202525-02194L</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 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>SECOND 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 & 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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Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.</p> <p>CASE NO.: 25-CA-001883 BANK OF AMERICA, N.A., Plaintiff, vs. ESTATE OF ROBERT JOHNSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED; LATONYA YVETTE JOHNSON; DARREN DONOVAL JOHNSON; DEREK DONOVAN JOHNSON; CITY OF FT. MYERS, FLORIDA;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: DARREN DONOVAL JOHNSON (Current Residence Unknown) (Last Known Address(es)) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 ESTATE OF ROBERT JOHNSON, DECEASED (Last Known Address) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED (Last Known Address) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 42, BLOCK "B" RAINBOW GROVES SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p>		
A/K/A: 367 ROSEMONT DRIVE, FT. MYERS, FL 33916. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 13th day of June, 2025. KEVIN C. KARNES As Clerk of the Court and/or Comptroller (SEAL) K. Shoap		
Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 25-51892 June 20, 27, 2025	25-02229L	

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO. 25-CA-001068 WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED Current Residence Unknown, but whose last known address was: 3709 10TH ST SW, LEHIGH ACRES, FL 33976-2806 TO: JOHN F BEHARRY Current residence unknown, but whose last known address was: 13 PARKVIEW DR, PLANTSVILLE, CT 06479 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida, to-wit: LOT 5, BLOCK 108, LEHIGH ACRES UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal,</p>		
PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the Court on this 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk		
eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010774 June 20, 27, 2025	25-02228L	

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>Case No.: 25-CA-002048 EF MORTGAGE LLC, Plaintiff, v. 1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company; JAIME A PEDREROS, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): 1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company c/o Registered Agent, Tax Care Orlando 12701 S John Young Pkwy, Suite 216 Orlando, FL 32837 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 50 AND 51, BLOCK 5305, CAPE CORAL, UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 128, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 128 SW 34th Pl, Cape Coral, FL 33991 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty</p>		
(30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 13 day of June, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By K. Shoap As Deputy Clerk		
Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 20, 27, 2025	25-02217L	

SECOND INSERTION		
<p>NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002100 MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown) YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite</p>		
310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on June 17, 2025. Kevin C. Karnes Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk		
Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025	25-02272L	

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.</p> <p>CIVIL DIVISION CASE NO. 25-CA-000939 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED; DISCOVER BANK; DEBRA MAY CASTELOT; BARBARA ANN SHERMAN; MARY JANE RICH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida: LOT 25, BLOCK C, FOREST PARK MOBILE HOME SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN OFFICIAL RE-</p>		
CORD BOOK 943, PAGE 230, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLEWIDE MOBILE HOME VIN NUMBER(S): 327A AND 327B, TITLE NUMBER(S): 11893724 AND 11893723 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on June 13, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk		
Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1491-211728 / UL June 20, 27, 2025	25-02224L	

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA</p> <p>CASE NO.: 25-CA-001285 CHEA AND KING INVESTMENTS, Plaintiff, v. EDWARD KULAS, MARY KULAS, ESTATE OF EDWARD KULAS, ESTATE OF MARY KULAS, UNKNOWN HEIRS OF EDWARD KULAS, UNKNOWN HEIRS OF MARY KULAS, NANCY M.S. NOCKS, ESTATE OF NANCY M.S. NOCKS, AND UNKNOWN HEIRS OF NANCY M.S. NOCKS, Defendants. TO: EDWARD KULAS ADDRESS UNKNOWN MARY KULAS ADDRESS UNKNOWN ESTATE OF EDWARD KULAS ADDRESS UNKNOWN ESTATE OF MARY KULAS ADDRESS UNKNOWN UNKNOWN HEIRS OF EDWARD KULAS ADDRESS UNKNOWN UNKNOWN HEIRS OF MARY KULAS ADDRESS UNKNOWN NANCY M.S. NOCKS ADDRESS UNKNOWN ESTATE OF NANCY M.S. NOCKS ADDRESS UNKNOWN UNKNOWN HEIRS OF NANCY M.S. NOCKS ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: EAST HALF OF LOT 1, BLOCK 20, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH,</p>		
RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 36, PUBLIC RECORDS, LEE COUNTY, FLORIDA. EAST HALF OF LOT 13, BLOCK 38, UNIT 10, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before July 23, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DATED this 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk		
The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Jun. 20, 27; Jul. 4, 11, 2025	25-02216L	

SECOND INSERTION		
<p>NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002101 MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown) YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite</p>		
310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on June 17, 2025. Kevin C. Karnes Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk		
Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025	25-02273L	

SECOND INSERTION		
<p>NOTICE OF ACTION AS TO COUNT(S) VII AGAINST DEFENDANT UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al. Defendants. To: UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009 14 RED TAIL DRIVE HAWTHORN WOODS, IL 60047 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5168L, Week 8, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as re-</p>		
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.: 09-4125 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 16 day of June, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk		
JORDAN A. ZEPPELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005979_MAG June 20, 27, 2025	25-02253L	

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO: 23-CA-010708 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. DELAINO THOMPSON A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; UNKNOWN SPOUSE OF DELAINO F. THOMPSON, A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; NADAN DARRNEL CLINTON A/K/A NADAN CLINTON, WARD; UNKNOWN SPOUSE OF NADAN D. CLINTON, A/K/A NADAN CLINTON; PATRICK C. WEBER, P.A.; SABRYA TYIESHA PRIM A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN SPOUSE OF SABRYA T. PRIM, A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated June 09, 2025 entered in Civil Case No. 23-CA-010708 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-</p>		
BACKED CERTIFICATES, SERIES 2006-1, is Plaintiff and DELAINO THOMPSON, NADAN DARRNEL CLINTON, PATRICK C. WEBER, P.A., SABRYA TYIESHA PRIM, and THE ESTATE OF FRANCES CHRISTOPHER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County's On-Line Public Auction website: https://www.lee.realforeclose.com, at 9:00 A.M., on October 23, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit: LOT 14, BLOCK 8, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL NUMBER: 34-44-26-01-00008.0140 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. DATED this 11 day of June, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: E. Windler Deputy Clerk		
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-097161-F00 June 20, 27, 2025	25-02195L	

ACTIONS

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002332 AOH SERVICES LLC, Plaintiff, v. DAVID P. RICHARDS and JACQUELINE RICHARDS, Defendants. TO: DAVID P. RICHARDS 6543 SW 27TH PLACE MIRAMAR, FL 33023 JACQUELINE RICHARDS 6543 SW 27TH PLACE MIRAMAR, FL 33023 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING 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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-000629 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. MITCH MANN, et al, Defendant(s). To: MITCH MANN Last Known Address: 2730 NW 42ND AVE CAPE CORAL, FL 33993 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOTS 22, 23 AND 24, BLOCK 5182, CAPE CORAL UNIT 83, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 2730 NW 42ND AVE CAPE CORAL FL 33993 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first 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

SECOND INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE- PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-001810 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF SHIRLEY ANN BOWDLER; et al., Defendants. TO: ESTATE OF SHIRLEY ANN BOWDLER; 112 SW 38TH TER CAPE CORAL, FL 33914 UNKNOWN HEIRS OF SHIRLEY ANN BOWDLER; 112 SW 38TH TER CAPE CORAL, FL 33914 UNKNOWN SPOUSE OF SHIRLEY ANN BOWDLER; 112 SW 38TH TER CAPE CORAL, FL 33914 YOU ARE NOTIFIED that an action 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 Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467 within 30 days from first date of publication, and file the original with the clerk of this court either before service on the 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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-001011 DAVID CRUZ, Plaintiff, v. GUILHARDO MONTERO SOUZA, Defendant, 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

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

SECOND INSERTION
NOTICE OF ACTION AS TO COUNT(S) II AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARTHA L. STANLEY, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-001869 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants. To: ANY AND ALL UNKNOWN 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the Com- plaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and 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
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SECOND INSERTION
NOTICE OF ACTION AS TO COUNT(S) I AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ALBERT W. SPARROW, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-001869 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants. To: ANY AND ALL UNKNOWN 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the Com- plaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and 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
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SECOND INSERTION
NOTICE OF ACTION AS TO COUNT(S) III AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARY K. DOBBINS, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-001869 Division: Civil Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants. To: ANY AND ALL UNKNOWN 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

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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.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](#)
To publish your legal notice email: legal@businessobserverfl.com

Q&A

WEEK 35

--- TAX DEEDS ---

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

SECOND 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 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

FOURTH INSERTION

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

Tax Deed #:2025000173
NOTICE IS HEREBY GIVEN that WENDY TRAN LIN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04715
Year of Issuance 2023 Description of Property LOT 21, BLOCK 2269, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOCK 16, PAGES 40 TO 61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210
Names in which assessed: DRAMA REAL ESTATE CORPORATION, DRAMA REAL ESTATE, INC.

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

June 6, 13, 20, 27, 2025

25-01998L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-02000L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-01999L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-02003L

THIRD INSERTION

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

Tax Deed #:2025000215
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03136
Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3949, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070
Names in which assessed: JULIAN GIRALDO

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

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

25-02076L

THIRD INSERTION

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

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

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

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

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

25-02078L

FOURTH INSERTION

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

Tax Deed #:2025000139
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12396
Year of Issuance 2023 Description of Property LOT 10, BLOCK 87, REPLAT OF TRACT B, UNITS 9 & 10, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 176, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 02-45-26-09-00087.0100
Names in which assessed: PETER FOREMAN

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

June 6, 13, 20, 27, 2025

25-02011L

THIRD INSERTION

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

Tax Deed #:2025000222
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04870
Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 2179, CAPE CORAL UNIT 33, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C1-02179.0400
Names in which assessed: LUIZ CHAVEZ

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

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

25-02081L

THIRD INSERTION

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

Tax Deed #:2025000188
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19606
Year of Issuance 2023 Description of Property LOT 6, BLOCK 10, LEHIGH ACRES UNIT 2, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-27-02-00010.0060
Names in which assessed: BIG FLOOR LLC

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

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

25-02095L

FOURTH INSERTION

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

Tax Deed #:2025000164
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04416
Year of Issuance 2023 Description of Property THE SOUTH ONE-HALF OF LOT 1, BLOCK 21, SUNCOAST ESTATES S/D, UNRECORDED, AS PER PLAT ON FILE IN OR BOOK 32, PAGE 526 OF THE LEE 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

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

June 6, 13, 20, 27, 2025

25-01997L

FOURTH 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 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

FOURTH INSERTION

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

Tax Deed #:2025000180
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14473
Year of Issuance 2023 Description of Property LOT 13, BLOCK 300, GREENBRIAR UNIT 51, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0130
Names in which assessed: BIG FLOOR LLC

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

June 6, 13, 20, 27, 2025

25-02017L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-01996L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-01993L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-01994L

FOURTH INSERTION

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

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

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

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

June 6, 13, 20, 27, 2025

25-02002L

--- TAX DEEDS ---					
THIRD INSERTION		THIRD INSERTION		THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
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		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		Tax Deed #:2025000244 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21646 Year of Issuance 2023 Description of Property LOT 8, BLOCK 46, UNIT 16, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 26-45-27-16-00046.0080 Names in which assessed: BENJAMIN BERMAN, MIRIAM BERMAN	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	
25-02101L		25-02074L		25-02087L	
THIRD INSERTION		THIRD INSERTION		THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
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		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		Tax Deed #:2025000209 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05226 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 3533, CAPE CORAL, UNIT 47, PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 112 TO 127, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-24-C1-03533.0350 Names in which assessed: MPJG GROUP III INC, MPJG GROUP III, INC	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	
25-02088L		25-02098L		25-02082L	
THIRD INSERTION		THIRD INSERTION		THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
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		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		Tax Deed #:2025000183 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19969 Year of Issuance 2023 Description of Property LOT 1, BLOCK 56, UNIT 10, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 141, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00056.0010 Names in which assessed: JANDA PROJECTS LLC	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	
25-02090L		25-02091L		25-02097L	

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