Public Notices



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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

JUNE 27 - JULY 3, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 un-

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 auc-tion 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 <u>07/15/2025 at 10:30am</u>			
Occupant Name	Unit	Description of Proper	ty
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	
Tabbitha M. Breland	3067	Household Goods	
June 27; July 4, 2025		25-023	12L

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

til finished. Units are said to cont	ain nousenoid item	s. Property sold under Florida
Statute 83.806. The names of who	ose units will be sold	l are as follows.
4340 Kernel Cir	_	
Fort Myers, FL 33916	Lee	
NAME	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	
NAME	UNIT	BALANCE
Tyshon carpenter	1048	266.28
4457 Kernel Cir		
Fort Myers, FL 33916	Lee	
NAME	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	2100	393.04
JORGE LEONARDO DIAZ	2099	261.80
ARIAS DIXON	2140	525.71
LEQUANDE MCKNIGHT	2110	525.71
SANTIAGO	0114	479.64
Bonesha Fletcher	2081	325.85
16901 N. ClevelandAve.	2001	525.85
North Fort Myers, FL 33903	Lee	
NAME	UNIT	BALANCE
Jerry Upchurch KRISTEN ADAMS	2098	352.60
	1163	425.80
christy strozier	3150	1145.80
INGRID PINEDA DE	1055	010 14
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 Comprehensive Performance Psychiatry located at 12310 Coconut Creek Ct. in the City of Fort Myers, Lee County, intends to register the sa 33908 name with the Division of Corporations of the Department of State, Tallahassee, Florida

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 CHOP'D DELI AND MARKET located

FIRST INSERTION

at 1001 PALM AVE in the City of N FT 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 19th day of June, 2025. PALM AVENUE DELI AND MARKET, LLC CORY ROYER June 27, 2025 25-02322L

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 Mvers 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

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, Cloth-ing; Unit 3047 Karen Ryan: Suede Sofa/couch, Mattress, Ot toman, Bedframe; Unit 4117 Mi-chele 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 Jun. 27; Jul. 4, 2025 25-02321L

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 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 th day of 1

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery

as agent w/ power of attorney will sell

the following vehicle(s) to the highest

bidder; net proceeds deposited with the

clerk of court; owner/lienholder has

right to hearing and post bond; owner may redeem vehicle for cash sum

of lien; inspect 1 week prior @ the

lienor facility; cash or cashier check;

any person interested ph (954) 563-

1999 Sale Date July 18th 2025 @ 10:00 AM at each individual repair

facility. 40857 2020 Nissan VIN#:

3N1CP5CV7LL525581 Repair Facility:

Ai's Auto and Fleet Service Inc 11857

Metro Pkwy Fort Myers 239-936-2526

25-02314L

Lien Amt \$1,475.29

June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of EXCHANGE 1900 GROUP located at 110 NE 2nd Place Unit 103 in the City of Cape Coral, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2025.

Heidv Olea June 27, 2025 25-02324L

FIRST INSERTION PUBLIC SALE

Notice is hereby given that on dates be-low these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585

SALE DATE JULY 28, 2025 VENEMEX PRO AUTOMOBILE 905 SOUTHEAST 9TH TERRANCE UNIT H 2008 LNDR SALAG254X8A448770 \$2,242.26 US41 TIRES & AUTO REPAIR 3539 CLEVELAND AVE 2018 LINC 5LMCJ1C99JUL20429

\$2,822.89 June 27, 2025 25-02346L

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-Mat-

tress, 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 Jun. 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

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

Dated this 20th day of June, 2025. Rolando L. Gonzales, M.D., P.A. Rolando L. Gonzales, M.D. 25-02343L June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PAPOTAS located at 125 CLEVELAND AVE, SPACE 1125 in the City of FORT MYERS, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of June, 2025.

ANDYNA GROUP LLC June 27, 2025 25-02316L

25-02344L

Dated at Cape Coral, Florida, 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 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

Matthew Nee June 27, 2025

25-02315L June 27, 2025

3141 River Grove Circle Fort Myers, FL 33905 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



--- 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, INCLU-SIVE, 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.realtaxdeed.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 RE-CORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, IN-CLUSIVE, 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.realtaxdeed.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 Descrip-

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 COR-AL 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.realtaxdeed.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 25-02283L

ler.

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 RE-CORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, IN-CLUSIVE, 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.realtaxdeed.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 Descrip-

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 RE-CORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN-CLUSIVE, 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.realtaxdeed.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), vear(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 PUB-LIC RECORDS OF LEE COUN-TY, OF 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.realtaxdeed.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:

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.realtaxdeed.com on 08/19/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

ler. 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.realtaxdeed.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

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 RECORD-ED 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 PROP-ERTY DEVELOPMENT, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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 RODRI 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.realtaxdeed.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 25-02289I

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), vear(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 PUB-LIC RECORDS OF LEE COUN-TY, 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.realtaxdeed.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), vear(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 De-scription 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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Tax Deed #: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 RODRI 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.realtaxdeed.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.realtaxdeed.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

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

Tax Deed #:2025000315 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: 23-19573 Year of Issuance 2023 De-scription of Property LOT 24,

it was assessed are as follows:

tion 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, INCLU-SIVE, 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.realtaxdeed.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

tion of Property LOTS 90 AND 91, BLOCK 3004, UNIT 43, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, IN-CLUSIVE, 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.realtaxdeed.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

Certificate Number: 23-04037 Year of Issuance 2023 Description of Property LOTS 3 AND 4. BLOCK 5579. CAPE CORAL SUBDIVISION, UNIT 84, AC-CORDING 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-C4-05579.0030 Names in which assessed: SALT LEWIS INC, SALT LEW-IS 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 08/19/2025 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

Jun. 27; Jul. 4, 11, 18, 2025

25-02308L

Jun. 27; Jul. 4, 11, 18, 2025 25-02297L

BLOCK 90, UNIT 19, 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 241, PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 12-45-27-19-00090.0240 Names in which assessed: ANNMARIE KIEFER All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02301L



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



--- TAX DEEDS ----

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s), year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-20077

Year of Issuance 2023 Descrip-

tion 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-

Names in which assessed: PHILLIP A. JARVIS, WIN-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of the property and the name(s) in which

Certificate Number: 23-20206

Year of Issuance 2023 Descrip-

tion of Property LOT 13, BLOCK

101, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH

ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

CIRCUIT COURT, RECORDED

IN PLAT BOOK 18, PAGE 52,

IN THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA.

Strap Number 15-45-27-16-

SUAMO DEVELOPMENT LLC

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/19/2025 at 10:00

am, by Kevin C. Karnes. Lee County

Clerk of the Circuit Court & Comptrol-

Jun. 27; Jul. 4, 11, 18, 2025

Names in which assessed:

00101.0130

it was assessed are as follows:

25-02304L

45-27-02-00013.0030

STON L FERGUSON

Jun. 27; Jul. 4, 11, 18, 2025

Tax Deed #:2025000324

ler.

it was assessed are as follows:

Tax Deed #:2025000313

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 GATE-WAY 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.realtaxdeed.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 25-02296L

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 TOWN-SHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 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.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Apr. 18, 25; May 2, 9; Jun. 27, 2025 25-02310L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the

Tax Deed #:2025000318

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000314 NOTICE IS HEREBY GIVEN that

FIRST INSERTION

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.realtaxdeed.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 25-02299L

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.realtaxdeed.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, TOWN SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RE-CORDED 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.realtaxdeed.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 25-02309L

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, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-06-00002.0230 Names in which assessed: FARJANA A SAROWARUZZA-MAN, 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.realtaxdeed.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 25-02295L

--- ESTATE ----

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

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

25-02305L

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.realtaxdeed.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 25-02298L

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 De-scription 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 asses

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.realtaxdeed.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 25-02303I

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18. PAGE 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Number 13-45-27-17-Strap 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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol ler.

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 SIM-MONDS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 27; Jul. 4, 11, 18, 2025

--- ESTATE ----

FIRST INSERTION

BARRED.

ler.

IN FLORIDA STATUTES SEC-

NOTICE TO CREDITORS

ler.

25-02306L

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

Certificate Number: 23-19549 Year of Issuance 2023 Description of Property LOT 12, BLOCK 81, UNIT 17, 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 239, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-17-00081.0120 Names in which assessed: LOUIS RENOR PIERRE & MA-RIE PIERRE LOUIS TRUST, MARIE PIERRE-LOUIS RE-VOCABLE LIVING TRUST DATED 8/28/18, RENOR PIERRE LOUIS

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall 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 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 27; Jul. 4, 11, 18, 2025 25-02300L

Division Probate IN RE: ESTATE OF DIETMAR JOOST Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-1193

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 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

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 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 25-02352L June 27, 2025

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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 25-02362L June 27, 2025

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@schuttlaw.com Secondary E-Mail: briana@schuttlaw.com Jun. 27; Jul. 4, 2025 25-02331L

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 25-02376L June 27, 2025

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,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: Donna L. Byerly f/k/a Donna L. Rearick

47 Milroy Road 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@dorcevlaw.com Secondary E-Mail: probate@dorceylaw.com 25-02318L Jun. 27; Jul. 4, 2025

FIRST INSERTION

--- 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 Im-mokalee 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 Enviormental 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 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 attornev are set forth below.

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

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

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

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

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

notice is June 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@dorcevlaw.com

25-02334L Jun. 27; Jul. 4, 2025

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

FIRST INSERTION NOTICE TO CREDITORS

LEE COUNTY

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

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

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

NOTWITHSTANDING THE TIME 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.

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 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

FLORIDA STATUTES SEC-IN TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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 Mvers, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is June 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 25-02330L Jun. 27; Jul. 4, 2025

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.

er persons having claims or demands

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is June 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..

Decreased 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.

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

--- ESTATE ----

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

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

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

The date of first publication of this notice is June 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

All creditors of the decedent and oth-

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 & Enviormental 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



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 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, 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

25-02350L Jun. 27; Jul. 4, 2025



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

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

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

NOTWITHSTANDING THE TIME 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

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

ALL CLAIMS NOT 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

FIRST INSERTION

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.

The administration 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.

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

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

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

NOTWITHSTANDING THE TIME 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. s/s Victor Howard Wayne Allen

Victor Howard Wayne Allen Personal Representative 1314 Brandon Terrace, Milton, Ontario, L9T 7R3 s/s Kenneth K. Thompson Kenneth K. Thompson Attorney for Personal Representative Kenneth K. Thompson P.A. 1150 Lee Boulevard, Suite IA 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

FIRST INSERTION

NOTICE TO CREDITORS The administration of the Estate of WILL CHRISTOPHER LUCKETT, deceased, whose date of death was April 13, 2025, File Number 25-CP-1785, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

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

PROBATE DIVISION File No. 25-CP-001642 Division Probate IN RE: ESTATE OF EMIL G. LEHMAN, JR.

Deceased.

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.

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

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

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

NOTWITHSTANDING THE TIME 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/ Emily Lehman Emily M. Lehman 2719 NE 28th Street Lighthouse Point, FL 33064 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: acroczko@bmdpl.com 4913-7853-7540, v. 1 Jun. 27; Jul. 4, 2025 25-02332L

FIRST INSERTION

NOTICE TO CREDITORS The administration of the Estate of BARBARA M. ELLIS, deceased, whose date of death was August 22, 2024, File Number 25-CP-1711, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with-in this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or

FIRST INSERTION 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.

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 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:

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is June 27, 2025. **Person Giving Notice:** Kathryn Thomas

8851 Bristol Bend Fort Myers, FL 33908 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

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.

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.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of 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 specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is June 27, 2025. Personal Representative: Timothy F. McNulty 10 North Pamet Road Truro, MA 02666 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

FIRST INSERTION 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. The administration of the estate of Wil-

liam 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.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of 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 specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ Nancy R. Vannah Nancy R. Vannah a/k/a Nancy Ruth Bird Vannah

146 Bluebird Rd. Warren, Maine 04864 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; eservicefl@bsk.com Jun. 27; Jul. 4, 2025 25-02370L

FIRST INSERTION

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.

The administration of the Estate of Regina Marie Colage a/k/a Regina M. Co-lage, 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.

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: John Orlando Colage Jr.

1015 East 700 South North Judson, Indiana 46366 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com Jun. 27; Jul. 4, 2025 25-02349L

FIRST INSERTION

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 de-mands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001675

Division Probate IN RE: ESTATE OF GERARD JOHN KLAUDER,

ration of the John Klauder, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION

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

Deceased.

--- ESTATE ----

FIRST INSERTION

TION OF	THIS NOTICE.
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ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

this Notice is June 27, 2025. Cristal Luckett, Joint Personal Representative 1434 SE 19th Lane, Cape Coral, FL 33990 David Luckett, Joint Personal Representative 2516 Hermitage Way, Louisville, KY 40242 RICHARD M. MARCHEWKA, ESQ., attorney for the Joint Personal Representatives, Florida Bar Number 0603120 1601 Jackson Street, Suite 203 Fort Myers, FL 33901 (239) 337-1777 Jun. 27; Jul. 4, 2025 25-02373L

demands against the decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is June 27, 2025 SUSAN D. CARIMI Personal Representative 5611 Montilla Drive, Fort Myers, FL 33919 RICHARD M. MARCHEWKA, ESQ., attorney for the Personal Representative, Florida Bar Number 0603120 1601 Jackson Street, Suite 203 Fort Myers, FL 33901 (239) 337-1777 Jun. 27; Jul. 4, 2025 25-02374L

The personal representative or curator has no duty to discover whether any

FLORIDA STATUTES TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ Linda M. Klauder Linda M. Klauder 28653 Derry Court Bonita Springs, FL 34135 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: acroczko@bmdpl.com 4902-8888-8637, v. 1 Jun. 27; Jul. 4, 2025 25-02351L

of Jeannie W. Peck, deceased, whose date of death was July 15, 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 name and address of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

PROBATE DIVISION

Case No.: 25-CP-1594

IN RE: ESTATE OF

JEANNIE W. PECK,

Deceased.

The administration of the Florida estate

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

The ancillary 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.

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

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

The date of first publication of this notice is June 27, 2025

James N. Kicklighter, Jr., Ancillary Personal Representative 7501 Lead Mine Rd., Apt. 112,

Raleigh, NC 27613 /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 Ancillary Personal Representative 25-02354I Jun. 27; Jul. 4, 2025



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.

--- ACTIONS / SALES ----

FIRST INSERTION

THAT

FLORIDA.

33908

UNCLAIMED.

06/24/2025

Service Email:

FIRST INSERTION

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ACCORDANCE WITH AND SUBJECT TO THE CONV-

ENANTS, CONDITIONS, RE-

STRICTIONS, TERMS AND OTHER PROVISIONS OF

CONDOMINIUM OF GOLF-

SIDE CONDOMINIUM, AS

RECORDED IN O.R. BOOK

1715, PAGES 1966 THROUGH

2033, INCLUSIVE, PUBLIC

RECORDS OF LEE COUNTY,

Property Address: 17025 Golf-

side Cir 302, Fort Myers, FL

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

THE COURT. IN ITS DISCRETION.

MAY ENLARGE THE TIME OF THE

SALE. NOTICE OF THE CHANGED

TIME OF SALE SHALL BE PUB-

CLERK OF THE CIRCUIT COURT

DEPUTY CLERK OF COURT

Kevin C. Karnes

(SEAL) T Mann

25-02368L

Lee County, Florida

LISHED AS PROVIDED HEREIN.

Submitted By: Jordan Wainstein

ftlrealprop@kelleykronenberg.com

Kelley Kronenberg 10360 West State Road 84

Fort Lauderdale, FL 33324

File No.: 2390.000135

Jun. 27; Jul. 4, 2025

DECLARATION OF

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

CASE NO.: 24-CA-003190 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),

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 MORT-GAGE SERVICING, Plaintiff and JUSTIN P. FIELDING; UNKNOWN SPOUSE OF JUSTIN P. FIELDING; KATHRYN F. THOMAS; WILLARD S. THOMAS; GOLFSIDE OF LEE CON-DOMINIUM 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:

THAT CERTAIN CONDOMIN-IUM PARCEL COMPOSED OF UNIT 302, BUILDING 3,

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

FLORIDA PROBATE DIVISION File No. 25-CP-1542 IN RE: ESTATE OF LINDA HUNG, A/K/A LINDA LUAN-ING HUNG,

Deceased. 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 pending 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.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is: June 27, 2025. 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 25-02375L

FIRST INSERTION

NOTICE TO CREDITORS Florida Statutes, applies, or may apply,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001956 **Division Probate** IN RE: ESTATE OF CYNTHIA MARIE KIRKHAM, Deceased.

The administration of the estate of Cynthia Marie Kirkham, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. Fort Myers. FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:

William Scott Martin 30-1 Brockway Ferry Road Lyme, CT 06371 Attorney for Personal Repres ntative: 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 25-02372L

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-007368 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). NOTICE IS HEREBY GIVEN THAT,

pursuant to Plaintiff's Final Judgment of Foreclosure entered on June

FIRST INSERTION NOTICE OF SALE PURSUANT TO

CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-7723 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. NOTICE IS HEREBY given as required by a Final Judgment of Mortgage 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 accordance with Chapter 45 Florida Statutes on August 14, 2025, the following described property in accordance with the Final Judgment of Mortgage Foreclosure:

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.

Parcel I.D. Number: 20-43-24-C4-05630.0010

Property address: 1622 NE 33rd Terrace, Cape Coral, FL 33909 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim in accor-

> (SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Wright Angad as Deputy Clerk

Jun. 27; Jul. 4, 2025

NOTICE OF SALE PURSUANT TO

CHAPTER 45 FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-000784 LINDSFORD NASTER ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. FELIX CONTRERAS ACOSTA,

et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant 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. Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: 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.

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-009810

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HANNAH ALLEN AND GRAYSON

STOVER, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant 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: 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. Property Address: 6134 HIG-

GINS AVE, FORT MYERS, FL 33905

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 23-140936 - MaM Jun. 27; Jul. 4, 2025 25-02335L

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CA-001391 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.

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:

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-

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CC-000458

THE RESIDENCE

CONDOMINIUMS **OWNERS' ASSOCIATION, INC.,** a Florida not-for-profit corporation Plaintiff, vs. SILVANA OLIVEIRA, UNKNOWN SPOUSE OF SILVANA OLIVEIRA AND ALL OTHER OCCUPANTS OF

4113 RESIDENCE DR. 210, FORT

MYERS, FL 33901, 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, de-

scribed as: Condominium Unit 210. THE RESIDENCE CONDOMINI-UM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4769, page 1108 through 1242, inclusive, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common

elements. Parcel ID#: 36-44-24-P4-01902.0210

Property Address: 4113 Resi-dence Drive, Apt. 210, Fort Myers, FL 33901

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose. com, at 9:00 a.m. on July 17, 2025, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS MUST FILE A CLAIM IN AC-CORDANCE WITH FLORIDA STAT-UTES, 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 25-02339L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA. IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 24-CA-003492 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.

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 property situated in Lee County, Florida described as:

UNIT 2206, BUILDING 2, THE TIDES AT PELICAN LAND-ING CONDOMINIUM, Α CONDOMINIUM, ACCORD-ING TO THE DECLARA-

dance with Florida Statutes, Section 45.031. Dated this 06/18/2025. CLERK OF THE CIRCUIT COURT Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 25-02325L

FIRST INSERTION

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND

COUNTY, FLORIDA 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.

The administration of the estate of Randall 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 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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

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 25-02358L Jun. 27; Jul. 4, 2025

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 accordance 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: 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.

Property address: 4604 Hanna Avenue North, Lehigh Acres, FL 33971

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. 06/19/2025

Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: E. Windler Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312

attorney@padgettlawgroup.com TDP File No. 24-006244-1 25-02326L Jun. 27; Jul. 4, 2025

CROFTON A/K/A: 3779 COURT, FORT MYERS, FL 33916.

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

Dated: 06/24/2025

KEVIN C. KARNES CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT 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@flclg.com Jun. 27; Jul. 4, 2025 25-02369L ty, Florida.

Property Address: 1219 SW 51st Street, Cape Coral, Florida 33914 Parcel Number: 15-45-23-CI-04517.0290

will be sold to the highest bidder for cash at public sale by Kevin C. Karnes, Lee County Clerk of Court, electronically online at www.lee.realforeclose.com at 9:00 A.M. on July 17, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45,031

Dated this 19th day of June 2025.

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

/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 25-02328L Jun. 27; Jul. 4, 2025

TION 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.

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.

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

Dated this 20 day of June, 2025. Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk

Donna S. Glick (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com F078950/2425450/sg Jun. 27; Jul. 4, 2025 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 Mvers, 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. CARNES 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

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

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, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED; KIMBERLY J. DUN-WIDDIE; GREGORY J. ELWELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY 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, COUN-TY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUAR-TER (NE 1/4) OF SECTION TOWNSHIP 46 SOUTH, RANGE 24 EAST. BEING FURTHER BOUND AND DE-SCRIBED 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

FIRST INSERTION

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 FRAC-TION 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 BEGIN-NING OF THE HEREIN DE-SCRIBED 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 BEGIN-NING.

Property Address: 6366 ROYAL WOODS DRIVE, FORT MY-ERS, 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, DEVISEES.

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTER-EST 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 foreclo sure of Plaintiff's lien for such unpaid amounts due to the above-named

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 WILMING-TON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURI-TIES ACQUISITION TRUST 2019-HB1 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-

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 25-02320L Jun. 27; Jul. 4, 2025

FIRST INSERTION

ING AN INTEREST BY, THROUGH. UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DE-CEASED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WILLIAM E. PETER-SON; LAWRENCE E. PETERSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY 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 ELEC-TRONIC 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 RE-CORDED 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



COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com



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

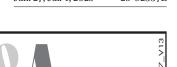
ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS MUST FILE A CLAIM IN AC-CORDANCE WITH FLORIDA STAT-UTES, SECTION 45.031.

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





Who benefits from legal notices?

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

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



How much do legal notices cost?

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

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

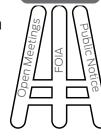
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

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



•••		•••
	VS	

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





Publishing notices on the internet is neither cheap nor free

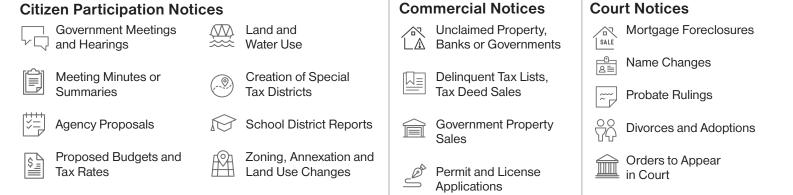


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed 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.

Grade	F

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





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



SUBSEQUENT INSERTIONS

--- ACTIONS ----

LLC, Plaintiff, vs.

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-001028 HERITAGE ENTERPRISES FL

LLC, Plaintiff, vs.

J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSIGNEE OF MARGARET ORFIE, LISA ROWE, CAROL ORFIE, KELLY MCKEVITT, MATT MCKEVITT, MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant, TO: CAROL ORFIE

L/K/A 155 S WORTH AVE ELGIN, IL 60123

YOU ARE NOTIFIED that an action

to quiet the title on the following real property in Lee County, Florida: Parcel 2:

Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 14, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 6th day of June 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap As Deputy Clerk J.D. Manzo, of Manzo & Associates, P.A.,

Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 June 6, 13, 20, 27, 2025 25-02065L



THIRD INSERTION NOTICE OF ACTION

OF MARGARET ORFIE, LISA

ROWE, CAROL ORFIE, KELLY

MCKEVITT, MATT MCKEVITT,

LLC, A FLORIDA LIMITED

LIABILITY COMPANY,

TO: CAROL ORFIE L/K/A 155 S WORTH AVE

ELGIN, IL 60123

Defendant,

Parcel 2:

MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS,

YOU ARE NOTIFIED that an action

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

Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27

East, Lehigh Acres, according to

or its affiliates, Life Storage or Storage IN THE CIRCUIT COURT, IN AND Express, will hold a public auction to FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-001028 sell personal property described below belonging to those individuals listed HERITAGE ENTERPRISES FL below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135 July 10th, 2025 at 12:30 PM J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED Zhane Nash House Hold Items LIABILITY COMPANY, ASSIGNEE

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 facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 20, 27, 2025 25-02197L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself

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 indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 July 10th, 2025 at 9:45am

Rosa Rivero Boxes, Clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 20, 27, 2025 25-02235I

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

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.

other persons having claims or demands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with

this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF

THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THIS NOTICE ON THEM.

NOTICE.

Brent:

All creditors of the decedent and

FLORIDA

--- PUBLIC SALES / ESTATE ----

SECOND INSERTION Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jo-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 25-02198L

SECOND INSERTION Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 7/8/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Emily Cobb unit #00271; Susan Chastain unit #01016; Shanna Miller unit #01046: Andrew Conlyn unit #3285. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. 25-02199L June 20, 27, 2025

THIRD INSERTION

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 decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.

The date of first publication of this notice is June 20, 2025. 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 CASE NO.: 2025CV3596 CASE CODE: 30301 JACK LAMBOY, 4229 S. 10th Street. Milwaukee, WI 53221 Plaintiff, -vs DEVCODECAMP. INC. 8493 Pavia Wav 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 PAUL JIROVETZ W223n605 Saratoga Dr. Waukesha, WI 53186 Defendants THE STATE OF WISCONSIN To the above-named Defendant James OF CIRCUIT COURT, MILWAUKEE COUNTY, 901 n. 9TH Street, Milwaukee Wisconsin, 53233 and Lawton-Plai attorney 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 seizure of property. Dated: This 4th day of June, 2025. LawtonCates, S.C. Attorneys for Plaintiff, Jack Lamboy Electronically Signed By: /s/ Briane F. Pagel Attorney Briane F. Pagel State Bar No. 1024414 1050 E. Washington Ave. Ste. 330 P.O. Box 2965 Madison, WI 53703 P: 608.282.6200/F: 608.975.2662 bpagel@lawtoncates.com 25-02116L June 13, 20, 27, 2025

or petition. DATED this 6th day of June 2025. 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

25-02120L

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, Lehigh Acres, FL 33974 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 14, 2025, and file the 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

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

June 13, 20, 27; July 4, 2025

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



Email your Legal Notice

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

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



You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action. Within Forty (40) days after June 4, 2025, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is: CLERK

publication of this Notice in Miami

Community News and file the original

with the Clerk of this Court either be-

fore service on Petitioners' attorney or

immediately thereafter: otherwise a de-

fault will be entered against you for the

This notice is provided pursuant to Administrative Order No. 07-97-32-05

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-

WITNESS my hand and the seal of

Kevin C. Karnes

As Deputy Clerk

25-02104L

Clerk of the Court

(SEAL) By K Harris

ing or voice impaired, call 711.

this Court this 06/04/2025

Kellev Kronenberg,

25-112023FL

Attorney for Petitioners,

201 Alhambra Circle, Suite 410,

Coral Gables, Florida 33134

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

If you are a person with a disability

relief demanded in the Petition.

THIRD INSERTION NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE

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

Luz M Alvarado, Petitioner, and George Alvarado,

Respondent, TO: George Alvarado

Address unknown, Unknown YOU ARE NOTIFIED that an ac-

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 05/30/2025

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

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

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

Tax Deed #:2025000281

NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 23-00133 Year of Issuance 2023 Description of Property LOT (S) 67 AND 68, BLOCK 5441, CAPE CORAL UNIT 90, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05441.0670

Names in which assessed: MOZZ LLC

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02162L

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

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

Case No.: 25-DR-004061 Jesus Liriano, Petitioner, and

Julia E Valentin Crespo, Respondent, TO: Julia E Valentin Crespo

Address unknown, Unknown YOU ARE NOTIFIED that an ac-

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 05/30/2025

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

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

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

Tax Deed #:2025000282 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

Names in which assessed:

V & G BUILDERS INC, V&G BUILDERS INC

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02163L

--- ACTIONS / ESTATE / TAX DEEDS ---

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000250

NOTICE IS HEREBY GIVEN that Frank J. Celsnak & Marlene J Tr Utd 12/27/91 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

Names in which assesse TERRI MARIE HUGHES

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

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

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

Tax Deed #:2025000270 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: 23-00948 Year of Issuance 2023 Description of Property LOTS 6, 7 AND 8, BLOCK 5086, UNIT 80, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 22, PAGES 140 THROUGH 159, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-43-23-C4-05086.0060

Names in which assessed: NICOLE RIVEROS

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

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

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

25-02164L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000277

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

HEILIG HOLDINGS LLC

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02168L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000291

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

Certificate Number: 23-21168 Year of Issuance 2023 Description of Property LOT 6, BLOCK 50, UNIT 5, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 97, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-05-00050.0060

Names in which assessed: LAUDE WILLER

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02186L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000249 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

THIRD INSERTION AMENDED NOTICE OF ACTION is within thirty (30) days after the first

IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LUCIE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2024-CA-006911 -HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA,

Petitioners, vs. GERMAN GONZALEZ FERNANDEZ MELVIN HORACIO PARAMO RIVERO YORDANY MOLLINEDO SALAZAR

YORDANY MOLLINEDO REYES **Respondent.** To the following Defendant: 1) GERMAN GONZALEZ FERNAN-

DEZ Last Known Address: 213 Oregon Way,

Lehigh Acres, FL 33936 2) GERMAN GONZALEZ FERNAN-

DEZ Last Known Address: 4118 3RD Street W. Lehigh Acres. FL 33971

3) GERMAN GONZALEZ FERNAN-DEZ Last Known Address: 2853 Cross Lane

Drive, W-#C, West Palm Beach, FL 33415 YOU ARE NOTIFIED that an ac-

tion for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about January 17, 2024 in Lehigh Acres, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 201 Alhambra Circle, Suite 410. Coral Gables, Florida 33134 on or before a date July 14, 2025 which

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-000739

Division Probate

IN RE: ESTATE OF

LEROY DAVID DUFF

Deceased.

The administration of the estate of LE-

ROY DAVID DUFF, deceased, whose

date of death was April 12, 2024, is

pending in the Circuit Court for LEE

County, Florida, Probate Division, the

address of which is 2075 Dr. Martin

Luther King Jr. Blvd., Fort Myers, FL

33901. The names and addresses of the

personal representative and the per-

forth below.

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

The personal representative has no duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY FLORIDA

PROBATE DIVISION

File No. 25-CP-001634

IN RE: ESTATE OF SALLI LEE BAKER

a/k/a SALLI L BAKER

a/k/a SALLI HILDEBRAND BAKER

a/k/a SALLI BAKER,

Deceased.

OF THIS NOTICE ON THEM.

SECOND INSERTION NOTICE TO CREDITORS

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

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

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

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

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

Personal Representative: Signed by: Georgia Gardner GEORGIA GARDNER 410 West Monroe Street Pleasantville, Iowa 50225

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

SECOND INSERTION

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

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

SECOND INSERTION

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

Tax Deed #:2025000267 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01156 Year of Issuance 2023 Description of Property LOT 23, BLOCK 4104, UNIT 57. CAPE CORAL SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 19, PAGES 124 THROUGH 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C1-04104.0230 Names in which assessed: CAROLA R LANG

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02165L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000265

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

Certificate Number: 23-06568 Year of Issuance 2023 Description of Property LOT 7, BLOCK 11, CY-PRESS GARDEN VIEW, A SUB-DIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 22-45-24-08-00011.0070 Names in which assessed.

RAYMOND MALCHOW

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02172L Section 197.512 F.S.

Tax Deed #:2025000144 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12041 Year of Issuance 2023 Description of Property LOT 1 & LOT 2, IN BLOCK 77, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, AT PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA, LESS SUBSUR-FACE RIGHTS. Strap Number 36-44-26-L4-08077.0010 Names in which assessed: PETER FOREMAN, PETER FORE-MAN LIFE ESTATE

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02175L

Certificat of Issuance 2023 Description of Property LOT 3, BLOCK 28, UNIT 7, SECTION 26, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15. PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-07-00028.0030 Names in which assessed: ANTHONY SAHIN

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02182L



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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Kendra Baker 1268 Hanover Street, Apt. 2

Manchester, New Hampshire 03104 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com June 20, 27, 2025 25-02278L



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 following described real property set forth in the Summary Final Judgment of Fore-

according to the plat thereof re-

corded in Instrument Number 2005000167039, Public Re-

2617 Stonyhill Court, Cape Coral

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

Dated this 12 day of June, 2025. KEVIN C. KARNES,

cords of Lee County, Florida.

FL 33991

June 20, 27, 2025

45.031.

closure in Lee County, Florida: Lot 37, Block 8025, (Parcel 108), SANDOVAL-PHASE 2,

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-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

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

NOTICE OF ACTION AS TO COUNT(S) VI AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES. ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED, JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS AND ALEXANDRA DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT. IN AND FOR LEE COUNTY. FLORIDA Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** Association, Inc., a corporation not-for-profit under the laws of the

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

NOTICE OF ACTION AS TO

COUNT(S) IV, VAGAINST

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

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:

Parcel One:

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

Parcel Three:

A lot or parcel of land lying in part of Lots 1, 2, and 3, Block D, Del Sega Unit One, according to the plat or map thereof recorded in Plat Book 8, page 21 of the Public Records of Lee County, Florida, which lot or parcel is described as follows: 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 Sanibel-Captiva Road and the POB of the herein described parcel. From said POB continue Northeasterly along said Easterly line for 136.50 feet to the Northeast-

as other claimants, by, through,

Wiktor, deceased, et al.

Defendants.

under or against Norman Francis

To: ANY AND ALL UNKNOWN PAR-

TIES WHO CLAIM AN INTEREST

erly corner of said Lot 3; thence run Northwesterly perpendicular to the Easterly line of said lot along the Northerly line of Lots 3, 2, and 1 for 174.07 feet to a point of curvature; thence run Northwesterly along the arc of a curve to the left of radius 20 feet along the Northeasterly line of said lot for 2.80 feet to an intersection with said Northeasterly line 33 feet from the centerline of Sanibel-Captiva Road; thence run Southeasterly along said Northeasterly line along the arc of a curve to the left of radius 539.96 feet for 225.04 feet to the POB.

AND

SECOND INSERTION

SECOND INSERTION

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

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

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

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

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

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

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

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

REINALDO 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

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-

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES

PERSONAL REPRESENTATIVES,

ADMINISTRATORS OR AS OTHER

CLAIMANTS, BY, THROUGH,

UNDER OR AGAINST RAYMOND

C. TORPEY, DECEASED

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY,

FLORIDA

Case No.: 25-CA-002455

Division: Civil

Judge Rachael Spring Loukonen

Coconut Plantation Condominium

not-for-profit under the laws of the

Association, Inc., a corporation

State of Florida

MADISON, CT 06443

DECEASED

UNITED STATES OF AMERICA

ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST

AS SPOUSE, HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, PERSON-

AL REPRESENTATIVES, ADMINIS-

TRATORS OR AS OTHER CLAIM-

ANTS, BY, THROUGH, UNDER OR

AGAINST RAYMOND C. TORPEY,

FLORIDA CIVIL ACTION

Plaintiff, vs.

DESTINY A JEAN CHARLES, POSSESSION,

CLERK OF COURT (SEAL) By: E. Windler Deputy Clerk M. Brian Cheffer, Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381

25-02207L

SECOND INSERTION

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

to enforce a lien on the following described property in Lee County, Florida: Unit 5390L, Week 49, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Contract No.: 09-3536

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

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

ing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 16 day of June KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005782 MAG June 20, 27, 2025 25-02255L

AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST ROBERT MAC CLELLAN DU BOIS, DECEASED 3110 45TH WAY EAST BRADENTON, FL 34203 UNITED STATES OF AMERICA JACLYN DU BOIS, AS POTENTIAL HEIR TO ROBERT MAC CLELLAN DU BOIS 4508 57TH ST. W. BRADENTON, FL 34210-2737 UNITED STATES OF AMERICA ALEXANDRA DU BOIS, AS POTEN-TIAL HEIR TO ROBERT MAC CLEL-LAN DU BOIS 5029 SARDINERO TRL BRADENTON, FL 34208-1593 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-

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

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

Unit 5148L, Week 24, Coconut Plantation. a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Contract No.: 09-1241 has been filed against you; and you are

required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file

SECOND INSERTION

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

Contract No.: 09-6302 Unit 5387, Week 9, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Contract No.: 09-4147 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's at-

erwise a default will be entered against vou for the relief demanded in the Complaint.

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

M. Brian Cheffer, Esq., 2120 McGregor Boulevard, Fort Myers, FL 33901 25-02236L June 20, 27, 2025

plaint.

If you are a person with a disability NOTICE OF ACTION AS who needs any accommodation in or-TO COUNT(S) III AGAINST der to participate in this proceeding, DEFENDANT DONALD MC you are entitled, at no cost to you, to the CARTHY AND ANY AND ALL provision of certain assistance. Please UNKNOWN PARTIES WHO contact Brooke Dean, Operations Divi-CLAIM AN INTEREST AS SPOUSE. sion Manager, whose office is located at HEIRS, DEVISEES, GRANTEES,

Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hear-

ing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 16 day of June, 2025. KEVIN C. KARNES

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

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

Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, 25-02254L devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through,

under or against Norman Francis Wiktor, deceased, et al. torney or immediately thereafter; oth-Defendants. To: DONALD MC CARTHY 14 HORSESHOE LANE

If you are a person with a disability 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

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

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al.

JORDAN A. ZEPPETELLC),
Plaintiff's attorney,	
P. O. Box 165028,	
Columbus, OH 43216-5028	3
25-005832_MAG	
June 20, 27, 2025	25-022

14 HORSESHOE LANE MADISON C UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) DONALD MC CARTHY AND ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES. ADMINIS-TRATORS OR AS OTHER CLAIM-





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.

--- 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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-08-00015.0630

Names in which assessed:

DIAVAEH PROPERTIES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26. PAGE 186, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS ASSESSED UNDER 10-45-26-99-04053.0100 AS DESC IN OR 4516 PG 2118. Strap Number 10-45-26-04-00053.0100 Names in which assessed: NAZIR GHAFARY

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

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

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

MIGUEL RODRIGUEZ JR

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

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

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

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

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

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

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

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

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.

--- ESTATE ----

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

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

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

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

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

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

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

Maria J. Costello 81717 Largo Mar Dr. Estero, FL 33967 Attorney for Personal Representative: E-mail: wburke@cyklawfirm.com

Coleman, Yovanovich & Koester, P.A

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

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

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

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

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

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

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

notice is June 20, 2025. **Personal Representative:**

Heidrun Thornton 5905 Tarpon Gardens Circle, Unit 201 Cape Coral, Florida 33914 Attorney for Personal Representative: Darrin Ř. Schutt, Esq., Attorney Florida Bar Number: 886830 SCHUTT LAW FIRM PA 12601 New Brittany Boulevard Fort Myers, Florida 33907 Telephone: (239) 540-7007 Fax: (239) 791-1080 E-Mail: darrin.schutt@schuttlaw.com Secondary E-Mail: briana@schuttlaw.com June 20, 27, 2025 25-02204L

KURT GREGORY SWANSON Deceased.

The administration of the estate of KURT GREGORY SWANSON, deceased, File Number: 25-CP-001320, whose date of death was February 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2120 Main St. Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative Maxwell Swanson

9033 Lamkin Cir Labelle, FL 33935 863-301-1356 Attorney for Personal Representative Monica M. Cabrera, Esq 26578The Florida Probate and Family Law Firm 2600 S. Douglas Rd Suite 502 Coral Gables, FL 33134 305-677-5119 Monica@flpfl.com Service@flpfl.com

June 20, 27, 2025 25-02209L

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

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME

Personal Representative: William M. Burke

Florida Bar Number: 0967394 4001 Tamiami Trail, Suite 300 Naples, FL 34103 Telephone: (239) 435-3535

Fax: (239) 435-1218 June 20, 27, 2025

SECOND INSERTION

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.

NOTICE TO CREDITORS

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 attor-

Florida Statutes. The written demand

must be filed with the clerk. All other creditors of the decedent

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

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

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

The date of first publication

25-02225L

SECOND INSERTION

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

SECOND INSERTION

certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12829 Year of Issuance 2023 Description of Property LOT 31, BLOCK 34, REPLAT OF TRACT C, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, FLORIDA, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26. PAGE 187, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-26-03-00034.0310

Names in which assessed: DANIEL TEMPLETON, DAR-REL J TEMPLETON, DARREL TEMPLETON, MILES TEMPLE-TON, SONIA ARMOUR, SYLVIA DAWSON, VANCE TEMPLETON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025 25-02178L THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: court filings@capecoral attorney.comJune 20, 27, 2025 25-02244L ney are set forth below.

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

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

notice is June 20, 2025.

Personal Representative: Camille Â. 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@lippe com 25-02210L June 20, 27, 2025

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

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

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

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

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

Personal Representative: Dorothy L. Reciniello

38 S. 17 St New Hyde Park, NY 11040 Attorney for Personal Representative: Kelly L. Fayer, Esq. Attorney for Personal Representative Florida Bar Number: 0121126 12601 World Plaza Lane, Suite 2, Bldg. 52 Fort Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 415-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com 25-02205L June 20, 27, 2025



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



--- ESTATE ----

SECOND INSERTION

B()

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

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

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

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

The personal representative has no duty to discovery whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732, 2211. Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUES SEC-TION 733.702 WILL BE FOREVER 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, 2025 25-02227L

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001691 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is June 20, 2025. Ann M. Hotaling 1100 Imperial Drive, Unit 608 Sarasota, Florida 34236

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001781 IN RE: ESTATE OF RICHARD H. BEHRMANN Deceased.

The administration of the Estate of Richard H. Behrmann, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Mvers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attornev are set forth below.

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

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

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

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

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

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

Personal Representative: Timothy R. Behrmann 8 Wall Street

Glen Head, NY 11545 Attorney for Personal Representative: Carol R. Sellers 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 25-02203L June 20, 27, 2025

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

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

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

notice is June 20, 2025. Personal Representative:

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

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

PROBATE DIVISION FILE NO. 25-CP-001195 IN RE: ESTATE OF ROSA M. GALE, Deceased

The administration of the estate of ROSA M. GALE, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is June 20, 2025. Signed by: Moises Alvarado

Moises Alvarado Petitioner

/s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Personal Representative Florida Bar Number: 105539 Burandt, Adamski, Feichthaler & Sanchez, PLLC 1714 Cape Coral Parkway East

Cape Coral, Florida 33904 Telephone: (239) 542-4733 Fax: (239) 542-9203 E-Mail: alvaro@capecoralattorney.com Secondary E-Mail: courtfilings@capecoralattorney.com June 20, 27, 2025 25-02245L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-1837 **Division:** Probate IN RE: ESTATE OF BERT L. JENKS Deceased.

The administration of the estate of Bert L. Jenks, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal

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 attornev are set forth below.

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

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

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

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

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

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

Personal Representative:

Bradley F. Kendzior 789 Congress Hill Road Franklin, Pennsylvania 16323 Attorney for Personal Representative: Haylee N. Blessing, Attorney

Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt, P.A.

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

SECOND INSERTION

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

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

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

PERIODS SET FORTH ABOVE, ANY

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

THE FLORIDA PROBATE CODE.

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 Disposi-

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1620 Division Probate IN RE: ESTATE OF SHEILA WILSKER A/K/A SHEILA LOIS WILSKER Deceased.

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

You are hereby notified that an Order Admitting Will to Probate and of Summary Administration has been

SECOND INSERTION

NOTIFIED THAT:

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

25-02231L

June 20, 27, 2025 Cape Coral, FL 33914 ALL INTERESTED PERSONS ARE All creditors of the estate of the de-

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

tion of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211 The date of first publication of this

Notice is June 20, 2025.

Person Giving Notice: Scott D. Uhlman

P. O. Box 4010 Brockton, MA 02303 Attorney for Person Giving Notice: Kevin A. Kvle Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 01069721.DOC/1 June 20, 27, 2025 25-02201L entered in the estate of Sheila Wilsker a/k/a Sheila Lois Wilsker, deceased, File Number 25-CP-001620, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was April 2, 2025; that the total value of the estate is \$3000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Alan Wilsker 6605 Huntington Lakes Circle #202, Naples, FL 34119 Scott Wilsker 3672 Valle Santa Circle, Cape Coral, FL 33909 Jaime Maurer 5221 SW 18th Avenue Cape Coral, FL 33914 Ilvse Laufer 5245 SW 18th Avenue,

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 20, 2025 **Person Giving Notice:**

Jaime Maurer a/k/a Jaimie Maurer 5221 SW 18th Avenue

Cape Coral, Florida 33914 Attorney for Person Giving Notice /s/Lance M. McKinney Lance M. McKinney Attorney for Jaime Maurer Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com June 20, 27, 2025 25-02202L

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,

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: Sanibel Captiva Trust Company Virginia A. Cabai, Senior Vice President 13525 Bell Tower Dr. Fort Myers, Florida 33907 Attorney for Personal Representative: Craig R. Hersch, Attorney Florida Bar Number: 817820 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hersch@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com

June 20, 27, 2025 25-02234L

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

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

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

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.

SECOND INSERTION

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Mark Peterson 26223 Lame Beaver

San Antonio, Texas 78260 Attorney for Personal Representative: Long H. Duong Attorney Florida Bar Number: 11857 11 NW 33rd Court Gainesville, FL 32607 Telephone: (352) 371-2670 Fax: (866) 440-9154 E-Mail: long@ldlegal.com June 20, 27, 2025 25-02276L

--- SALES / ESTATE ----

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 25-02212L June 20, 27, 2025

SECOND INSERTION

NOTICE TO CREDITORS

Division Probate

IN RE: ESTATE OF

Deceased

date of death was April 5, 2025, is pend-

ing 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 ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

ney are set forth below.

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 URSIT-TI, deceased, File Number: 2025-CP-001792, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was October 31, 2024; that the total value of the estate is \$22,397.56 and that the names and addresses of those to whom it has been assigned by such order are: Address Name

Andrew L. Ursitti, on behalf of the Heirs

23 Whippoorwill DR Gales Ferry CT 06335

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is June 20, 2025. Person Giving Notice:

Andrew L. Ursitti

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

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

Emily Candela, surviving spouse

Andrew Schertzer, esq. attorney of record. (248) 513-1017. Schertzer. andrew@yahoo.com

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The surviving spouse has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. June 20, 27, 2025 25-02260L

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 POK-HODINA BEACH and UNKNOWN SPOUSE OF ANNA POKHODINA BEACH, N/K/A JEFFREY BEACH are the Defendants. I will sell to the highest and best bidder for cash at WWW.LEE. REALFORECLOSE.COM at 9:00 a.m., on the 10th day of July 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

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

(Property Address: 8521 Oakshade Cir., # 421, Ft. Myers, FL 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 - 6200Jennifer A. Nichols, Esq. June 20, 27, 2025 25-02230L



MANATEE COUNTY manateeclerk.com

sarasotaclerk.com

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,

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

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

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

NOTICE TO CREDITORS BARRED

SECOND INSERTION

BARRED.

NOTWITHSTANDING

THE TIME PERIOD SET FORTH

ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

TIVE OR CURATOR HAS NO DUTY

TO DISCOVER WHETHER ANY

PROPERTY HELD AT THE TIME

OF THE DECEDENT'S DEATH BY

THE DECEDENT OR THE DECE-

DENT'S SURVIVING SPOUSE IS

PROPERTY TO WHICH THE FLOR-

IDA UNIFORM DISPOSITION OF

COMMUNITY PROPERTY RIGHTS

AT DEATH ACT AS DESCRIBED IN

SS.732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN

AS SPECIFIED UNDER S. 732.2211.

NOTWITHSTANDING THE TIME

Date of the first publication of this

Christine Kowalski,

Personal Representative

537 110th Ave N.

Naples, FL 34108

A PERSONAL REPRESENTA-

Deceased. The administration of the Estate of

DEMAND IS MADE BY A CREDITOR

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. notice to creditors: June 20, 2025. /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

NOT SO FILED WILL BE FOREVER

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

Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

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 THREE (3) MONTHS AFTER

THE TIME OF THE FIRST PUBLICA-

TION OF THIS NOTICE OR THIRTY

(30) DAYS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

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, Flor-

ida Statutes, applies, or may apply,

TICE ON THEM.

All creditors of the decedent and oth-

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

25-02264L

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

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

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR DATE OF DEATH IS BARRED.

notice is June 20, 2025.

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

IN THE CIRCUIT COURT FOR SECOND INSERTION LEE COUNTY, FLORIDA NOTICE TO CREDITORS PROBATE DIVISION File No. 2025-CP-1847 (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION MARY MARGARET SHOAF File No. 25-CP-001801 The administration of the estate of IN RE: ESTATE OF WILLIAM M. MURPHY Mary Margaret Shoaf, deceased, whose

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:

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 prop-erty situated in Lee County, Florida,



SARASOTA COUNTY

SECOND INSERTION

of Robert Bruce McFiggans, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Di-vision, the address of which is 1700

SECOND INSERTION

PERIODS SET FORTH ABOVE, ANY MORE AFTER THE DECEDENT'S

The date of first publication of this

/s/ Barbara D. Manicatide

June 20, 27, 2025 25-02238L

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 25-02258L June 20, 27, 2025

Name Address Colleen Ann Brennan 7269 Myrtle Rd. Fort Myers, FL 33967 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. Person Giving Notice: **Colleen Ann Brennan** 7269 Myrtle Rd. Fort Myers, FL 33967 Attorney for Person Giving Notice Carol R. Sellers Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723

E-Mail: csellers@richardsonsellers.com25-02261L June 20, 27, 2025

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

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

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

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

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES WILL BE FOREVER BARRED.

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

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

Curator:

CHRISTOPHER J. SANCHEZ c/o Alison K. Douglas, Esq. **CUMMINGS & LOCKWOOD LLC**

3001 Tamiami Trail North Suite 400 Naples, FL 34103

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

--- ESTATE ----

SECOND INSERTION

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

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

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

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

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

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

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

Personal Representative: ALYSSA M. FULLER

9 Gray Birch Lane Stafford, Virginia 22554 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com June 20, 27, 2025 25-02243L

SECOND INSERTION

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

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

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

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascer-tainable, 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 NOTWITHSTANDING BARRED. THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT=S DATE OF DEATH IS BARRED.

PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS.732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. Frank P. Murphy,

Personal Representative

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001787 IN RE: ESTATE OF EUGENE PAUL WIESEN

Deceased. The administration of the estate of

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

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

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

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

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

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

notice is June 20, 2025.

Personal Representatives: MARY CHRISTINE WALSH 127 Royal Oaks Drive

Hermitage, Pennsylvania 16148 LINDA MARIE WIESEN 2595 Vinings Walk SE Smyrna, GA 30080 Attorney for Personal Representatives: LORI KILPECK, ESQ. Florida Bar Number: 0012371 ROETZEL & amp; ANDRESS 1375 East Ninth Street, 10th Floor Cleveland, OH 44114 Telephone: (216) 623-0150 E-Mail: LKilpeck@ralaw.com 25-02265L

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

The administration of the estate of Robert Dwain Foltz, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

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

Kathrvn Hannen 11528 Melissa Lane Minerva, Ohio 44657

Attorney for Personal Representative: Braxton L. Bowen, Jr., Attorney Florida Bar Number: 0114196 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com June 20, 27, 2025 25-02259L

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

SECOND INSERTION

The administration of the estate of Maria Annabelle Martin, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Thomas Dean Martin 1713 Whittling Ct

Fort Myers, Florida 33901 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com June 20, 27, 2025 25-02267L SECOND INSERTION

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

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

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

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

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

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

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

notice is June 20, 2025. **Personal Representative:**

Mark Philip Wilging 2795 Bay Ct

Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorvlaw.com June 20, 27, 2025 25-02275L

SECOND INSERTION

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

The administration of the estate of Deborah Diane Pierce, a/k/a Deborah D. Pierce, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers,

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTICE TO CREDITORS creditor as specified under s. 732.2211,

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003849 **Division:** Probate IN RE: ESTATE OF RODNEY DEAN NETTELHORST A/K/A RODNEY D. NETTELHORST A/K/A RODNEY

June 20, 27, 2025

NETTELHORST

NOTICE TO CREDITORS

Deceased. The administration of the estate of Rodney Dean Nettelhorst a/k/a Rodney D. Nettelhorst a/k/a Rodney Nettelhorst, deceased, whose date of death was July 29, 2024, is pending in the Circuit t for Lee County Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

SECOND INSERTION

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

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

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001461 IN RE: ESTATE OF JOHN J. BREJCHA Deceased

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

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

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

Florida Statutes

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

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

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

notice is June 20, 2025.

Personal Representatives:

John K. Brejcha 6975 Marianne Drive Eden Prairie, Minnesota 55346 Stephen R. Brejcha 185 N. Nina Street Cortland, Illinois 60112 Attorney for Personal Representatives: THOMAS F. LATORRE, ESQ.

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

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

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

Personal Representative: **Cynthia Nettelhorst**

3668 Woodstork Ct Fort Myers, Florida 33908-4122 Attorney for Personal Representatives Kelly L. Fayer, Esq., Attorney Florida Bar Number: 121126 Kelly L. Fayer, P.A. 12601 World Plaza Lane Suite 2 Fort Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 433-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com June 20, 27, 2025 25-02268L

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,

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

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

Personal Representative: Russell Pete Samsel

29435 Pine Villa Cir. Punta Gorda, Florida 33982 Attorney for Personal Representative: Joe C. Cuffel Attorney for Personal Representative Florida Bar Number: 1019964 SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: joec@trustska.com 25-02269L June 20, 27, 2025

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--- ACTIONS / SALES ----

SECOND INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-007628

STORMFIELD CAPITAL FUNDING I, LLC, Plaintiff. v. 247 SE 46TH STREET, LLC, DANIEL STEPHEN SPIRA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

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

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

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

WITNESS WIT TIAND and the sear
this Court on 06/12/2025.
Dated: 06/12/2025

Duicu. 00/12/2020		
(SEAL) Issued B	sy: /s/ E. Windler	
	Deputy Clerk	
	Kevin C. Karnes,	
Clerk of Court of Lee County		
104130434.1		
June 20, 27, 2025	25-02206L	

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-002085

TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff, v.

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

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

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

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

SERVICES, LLC, Plaintiff, vs. JOHN M. GAFFNEY, JR., et al.

Defendant(s).

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

LOT 18, BLOCK A, UNIT S, GULFHAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2543 8TH AVENUE, SAINT JAMES CITY, FL 33956

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

Dated this day of 06/16/2025Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Wright Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-236636 - MaM June 20, 27, 2025 25-02251L

SECOND INSERTION

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

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

LLC, Plaintiff.vs. JEMAL ALEMDAR, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 09, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 434 PICTUR-ESQUE, LEHIGH ACRES, FL 33974Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 06/16/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Wright Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-147125 - MaM June 20, 27, 2025 25-02249L

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

IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 20-CA-001211 NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff. vs.

SANDRA FISCHER, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 12, 2023, and entered in 20-CA-001211 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein MORTGAGE ASSETS MANAGE-MENT, LLC is the Plaintiff and SAN-DRA FISCHER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 32, BLOCK 4660, UNIT

70, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 22, AT PAGE 58 THRU 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 4622 SW 18TH AVE, CAPE CORAL, FL 33914

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

Dated this day of 06/16/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N. Wright Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 20-002427 - MaM June 20, 27, 2025 25-02250L

SECOND INSERTION NOTICE OF SALE PURSUANT TO

CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-4443 MYERLEE CIRCLE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR **PROFIT CORPORATION,** PLAINTIFF, V. DORIS L. BARNES, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

dated June 3, 2025, and entered in Case No. 24-CC-4443 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MY-ERLEE CIRCLE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Doris L. Barnes and Unknown Spouse of Doris L. Barnes are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 10th day of July, 2025 the following described property as set forth in said Final Judgment, to wit: Apartment No. 49-B, Myerlee Circle Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 856, Pages 813 through 852, and amendments thereto and as per plat thereof, of the Public Records of Lee County, Florida. A/K/A: 1367 Bunker Way, Fort Myers, FL 33919 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 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 25-02274L June 20, 27, 2025

SECOND INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005918 DAN PARTNERS LIMITED, a British Virgin Islands Company, Plaintiff, v. 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company; DAMIEN GRIDER, an Individual; and JOHN DOE AND ALL OTHERS

IN POSSESSION.

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2025, and entered in

Case no. 24-CA-005918 in the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein DAN PARTNERS LIMITED, a British Virgin Islands Company, as Plaintiffs. and 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company, et. al., as Defendants, Kevin C. Karnes, Clerk of the Circuit Court & Comptroller for Lee County, Florida, will sell to the highest and best bidder for cash on-line at https://www.lee.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, according to the plat thereof, as recorded in Plat Book 19, Page(s) 64 through 78, of the Public Records of Lee County, Florida. a/k/a: 2311 NW 21st Pl, Cape

Coral, FL 33993 Folio ID: 10040963

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

The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published

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

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

LAW OFFICES OF MENDEZ & MENDEZ P.A. 7400 S.W. 57th Court, Suite 202 South Miami, FL 33143 Phone: (305) 667-0112 Florida Bar Number 112086 daniel@mendezandmendezlaw.com 25-02247L

SECOND INSERTION NOTICE OF SALE UNDER **CHAPTER 45 OF THE FLORIDA** STATUTES IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

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 Defendants.

with the Final Judgment of Equitable Lien Foreclosure dated June 9, 2025 in the above-styled cause, the Clerk of Circuit Court, Kevin C. Karnes, shall sell the subject property at public sale on the 10 day of July. 2025, at 9:00 a.m., to the highest and best bidder for cash, at www.lee.realforeclose.com for the following described property: Lots 11 and 12, Block 1375, Unit 18, of Cape Coral Subdivision, according to the Plat thereof, as recorded in Plat Book 13, at Pages 96 through 120, inclusive, of the Public Records of Lee County, Florida,

SECOND INSERTION

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

NOTICE OF ACTION 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 Complaint.

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

Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: K. Shoap Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: charles.gufford@mccalla.com Email: todd.latoski@mccalla.com 24-10941FL June 20, 27, 2025 25-02271L

SECOND INSERTION

MENTS THERETO, OF THE NOTICE OF ACTION PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. Street Address: 11908 Izarra Way, # 7001, Fort Myers, Florida 33912

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

prayed for in the complaint. This notice shall be published once a week for two consecutive weeks in The Lee County edition of the Business Observer.

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

Kevin C. Karnes Clerk of the Circuit Court and Comptroller Lee County, Florida (SEAL) By: K. Shoap As Deputy Clerk Cynthia M. Ramos Shapiro Ramos, P.A. Attorneys for Plaintiff 19 W. Flagler Street, Suite 516 Miami, Florida 33130 Tel: (305) 374-0052 Email: cmr@shapiroramos.com Florida Bar No.: 958557 June 20, 27, 2025 25-02194L

SECOND INSERTION

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

FLORIDA CASE NO.: 22-CA-003836 EVIEW LOAN SERVICING

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 entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this 12 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: E. Windler DEPUTY CLERK

Daniel J. Mendez, Esq. June 20, 27, 2025

CIVIL DIVISION

Organized Florida Corporation and, STEVE B. LOPEZ, INDIVIDUALLY, NOTICE IS GIVEN that, in accordance

IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO: 25-CA-000431 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION , as Trustee for VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2 Plaintiff,

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

POSSESSION,

Defendants. TO: DEFENDANTS HASANI CAPI-TAL, LLC and XAVIER M. THOMP-SON last known address of 3202 S. Dale Mabry Highway, Tampa, Florida 33629 YOU ARE HEREBY NOTIFIED that

an action for foreclosure of mortgage of real property in Lee County, and for other general relief within the jurisdiction of the Circuit Court of Lee County, Florida on the following real property in Lee County, Florida and more particularly described as follows: UNIT 7001, PASEO, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, AND ALL SUBSEQUENT AMEND-

By: /s/ Daniel J. Mendez

a/k/a 2709 NW 5TH TER, CAPE

CORAL, FL 33993-7045

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

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

WITNESS my hand and the seal of this Court on this 13 day of June, 2025. KEVIN C. KARNES Clerk of the Circuit Court Lee County, Florida (SEAL) By: K. Shoap As Deputy Clerk GERALD D DAVIS TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 gdavis@trenam.com bshepard@trenam.com dvaldes@trenam.com 25-02232L June 20, 27, 2025

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 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@themartinfirmpa.comDated: June 4, 2025. 25-02248L June 20, 27, 2025

LLC,

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

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

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

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



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA. CASE NO.: 25-CA-001883 BANK OF AMERICA, N.A., Plaintiff, vs. ESTATE OF ROBERT JOHNSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED; LATONYA YVETTE JOHNSON: DARREN DONOVAL JOHNSON; DEREK DONOVAN JOHNSON; CITY OF FT. MYERS, FLORIDA:, UNKNOWN TENANT(S) IN POSSESSION #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, CREDI-TORS, LIENORS, TRUSTEES OF ROBERT JOHNSON, DECEASED (Last Known Address) 367 ROSEMONT DRIVE FT. MYERS, FL 33916 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 42, BLOCK "B" RAINBOW

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

A/K/A: 367ROSEMONT 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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-001068 WELLS FARGO BANK, N.A. Plaintiff, v.

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

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS. TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED Current Residence Unknown, but whose last known address was: 3709 10TH ST SW, LEHIGH ACRES, FL 33976-2806 TO: JOHN F. BEHARRY Current residence unknown, but whose last known address was: 13 PARKVIEW DR, PLANTSVILLE, 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, RE-CORDED IN PLAT BOOK 15, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publica-tion of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

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

	Kevin C. Karnes
Clerk o	of the Circuit Court
(S]	EAL) 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

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA. CIVIL DIVISION

CASE NO. 25-CA-000939

NATIONAL ASSOCIATION NOT IN

ITS INDIVIDUAL CAPACITY BUT

U.S. BANK TRUST COMPANY,

SOLELY AS INDENTURE

TRUSTEE OF CIM TRUST

THE UNKNOWN SPOUSES,

THE ESTATE OF MARION E. HENDERSON, DECEASED;

CASTELOT; BARBARA ANN

UNKNOWN TENANT NO. 1;

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

DISCOVER BANK; DEBRA MAY

SHERMAN; MARY JANE RICH;

UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED,

Defendant(s). TO: THE UNKNOWN SPOUSES,

CREDITORS, AND ALL OTHER PAR-

TIES CLAIMING BY, THROUGH.

UNDER OR AGAINST THE ESTATE

OF MARION E. HENDERSON, DE-

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the follow-

ing described property in Lee County,

LOT 25, BLOCK C, FOREST

PARK MOBILE HOME SUB-

DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF

RECORDED IN OFFICIAL RE-

RESIDENCES UNKNOWN

DEVISEES, GRANTEES,

PARTIES CLAIMING BY.

HEIRS, DEVISEES, GRANTEES,

CREDITORS, AND ALL OTHER

THROUGH, UNDER OR AGAINST

2023-R4,

Plaintiff, vs.

HEIRS,

CEASED

Florida

SECOND INSERTION 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

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 25-02224L June 20, 27, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-001285

CHEA AND KING INVESTMENTS, Plaintiff, v. EDWARD KULAS, MARY KULAS, ESTATE OF EDWARD KULAS,

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

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

COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002101

Plaintiff. vs. CONRAD KUNZE

Defendants.

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

SECOND INSERTION

MAGGIE WHITE

(address unknown)

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

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

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 25-CA-002455 Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs.

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

Defendants. To: UNKNOWN SUCCESSOR TRUST-EE OF THE MULLIGAN-ALLEKIAN TRUST DATED 11/25/2009 14 RED TAIL DRIVE HAWTHORN WOODS, IL 60047 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) UNKNOWN SUCCESSOR TRUSTEE OF THE MULLIGAN-ALLEKIAN

TRUST DATED 11/25/2009, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5168L, Week 8, Annual Coconut Plantation, a Condo-

minium (the "Condominium"), according to the Declaration of Condominium thereof as re-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN AND

FOR LEE COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO: 23-CA-010708

THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK, AS TRUSTEE FOR

CWABS INC., ASSET-BACKED

THE CERTIFICATE HOLDERS OF

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. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

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

SECOND INSERTION

BACKED CERTIFICATES, SERIES 2006-1, is Plaintiff and DELAINO THOMPSON, NADAN DARRNEL CLINTON, PATRICK C. WEBER, P.A., SABRYA TYIESHA PRIM, and THE ESTATE OF FRANCES CHRISTO-PHER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County's On-Line Public Auction website: https://www.lee.realforeclose.com, at 9:00 A.M., on October 23, 2025, in with Chapter 45, Florida Statutes, the following described prop-erty 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.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002048 EF MORTGAGE LLC, 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 Cor-

al, 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 ad-dress is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty

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

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

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

WITNESS my hand and the seal of this Court this 13 day of June, 2025. 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 25-02217L June 20, 27, 2025

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 KU-LAS 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 DE-THE FOLLOWING DE-SCRIBED 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,

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

KIIFICATES, 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, BENFICIARIES, DEVISÉES, ASSIGNEES, LENDORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN TENANT #1; UNKNOWN TENANT #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-

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002332 AOH SERVICES LLC, Plaintiff, v. DAVID P. RICHARDS and JACQUELINE RICHARDS, 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 written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DATED this 13 day of June, 2025.

Kevin C. Karnes Clerk of the Circuit 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

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 plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on June 13, 2025.

KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 20, 27, 2025 25-02219L

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

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 Myers, FL 33907, and whose current residence 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 20 Fort Lauderdale FI 22200 tolo 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 entered against you for the relief demanded 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

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

YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5145, Week 32, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Contract No.: 09-2407

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

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

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

KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 $25\text{-}005834_\mathrm{MAG}$ 25-02220L June 20, 27, 2025

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.

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 5366, Week 34, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Contract No.: 09-3715 has been filed against you; and you are

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you.

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

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

Any and All Unknown Parties who

claim an interest as spouse, heirs,

administrators or as other claimants,

by, through, under or against Albert

devisees, grantees, assignees,

lienors, creditors, trustees,

W. Sparrow, deceased, et al.

personal representatives,

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5260L, Week 19, Annual

Coconut Plantation, a Condominium (the "Condominium"). according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Contract No.: 09-5284

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

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

SECOND INSERTION

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

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

Contract No.: 09-4808 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty $\left(30\right)$ 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; otherwise a default will be entered against vou 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 entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 13 day of June, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028. Columbus, OH 43216-5028 25-005831_MAG June 20, 27, 2025 25-02222L

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

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

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

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

P.O. Box 23028 Tampa, FL 33623 NL - 24-030404 June 20, 27, 2025 25-02237L

To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST 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

provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 13 day of June, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap

JORDAN A. ZEPPETELLO,

Columbus, OH 43216-5028

Plaintiff's attorney,

P. O. Box 165028.

25-005793_MAG

June 20, 27, 2025

Deputy Clerk

25-02221L

Plaintiff, vs.

To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST 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

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

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

Newspaper legal notices fulfills all of those standards.

Are internet-only legal notices sufficient?

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com



Tax Deed #:2025000239

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

West Wind Breeze LLC the holder of

the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-22110 Year of Issuance 2023 Descrip-

tion 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-

GABRIEL MENDOZA, MARTHA

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

25-02191L

45-27-08-00046.0070

Names in which assessed:

MENDOZA

it was assessed are as follows:

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

56

Tax Deed #:2025000302 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

MISTY L MCCOLMAN

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

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

Certificate Number: 23-01676 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2494, CAPE CORAL, UNIT 36, PART 1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C4-02494.0090 Names in which assessed:

TICHO REAL ESTATE LLC, VIACHESLAV SAVIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00012.0130 Names in which assessed: ADRIAN ECCLESTON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-12-00107.0040 Names in which assessed: YOJI SALAZAR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

--- TAX DEEDS ----

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, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Number 11-45-26-04-Strap 00049.0040 Names in which assessed:

CRYSTAL GREEN, GAYNELL GREEN

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02180L

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-21270 Year

of Issuance 2023 Description of Property LOT 8, BLOCK 86, UNIT 9, SECTION 24, TOWN-

SHIP 45 SOUTH, RANGE 27

EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT

THEREOF ON FILE IN THE OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 18, PAGE 105, PUBLIC RECORDS,

LEE COUNTY, FLORIDA.

Strap Number 24-45-27-09-

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 accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

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

00086.0080

ler.

Names in which assessed:

it was assessed are as follows:

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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-01-00005.0030 Names in which assessed:

JORGE A ALIAGA, JORGE ALI-AGA

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02183L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

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

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

ler. 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).

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), vear(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 accord-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025 25-02190L

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 prop-

erty and the name(s) in which it was

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-

SOUTH GEORGIAN INVEST-

MENTS INC, SOUTH GEORGIAN

INVESTMENTS INC., SOUTH

All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/12/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

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

Tax Deed #:2025000264

INVESTMENTS,

25-02174L

25-06-0000B.0700

GEORGIAN

INC.

ler.

Names in which assessed:

Tax Deed #:2025000252

assessed are as follows:

SECOND INSERTION

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

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

Tax Deed #:2025000274 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued

thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13458 Year of Issuance 2023 Description of Property UNIT 2309. BUILD-ING 23 OF WATERFORD VII,

A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF RECORDED IN OFFI-CIAL RECORDS BOOK 2496, PAGE 432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 05-48-26-B2-00823.2309 Names in which assessed:

BARBARA JO GEARY

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

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)

25-02187L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Section 197.512 F.S. Tax Deed #:2025000240 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

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, ACCORD-ING 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.realtaxdeed.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 Jun. 20, 27; Jul. 4, 11, 2025 25-02176L year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20750 Year of Issuance 2023 Description of Property LOT 6, BLOCK 49, LE-HIGH ACRES, UNIT 8, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 18. PAGE 78, SECTION 22, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-08-00049.0060 Names in which assessed: WRA VDL101 LLC

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02184L

year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02185L

thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05643

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

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

Jun. 20, 27; Jul. 4, 11, 2025 25-02171L thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05609 Year of Issuance 2023 Description of Property LOTS 51 AND 52, BLOCK 784, UNIT 22, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 14, PAGES 1 TO 16, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00784.0510 Names in which assessed: CRAZY HEALTHY CHURCH, THOMAS E BURCHETTA

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

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

25-02170L

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000208

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

Certificate Number: 23-02161 Year of Issuance 2023 Descrip-tion of Property LOTS 11 AND 12, BLOCK 4078, UNIT 57, CAPE CORAL SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-23-C1-04078.0110

Names in which assessed: EDGAR VEYTIA

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

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

> THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000207

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

Certificate Number: 23-02160 Year of Issuance 2023 Description of Property LOTS 26 AND 27, BLOCK 4077, UNIT 57, CAPE CORAL, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 05-44-23-C1-04077.0260 Names in which assessed: VANESSA VEYTIA

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

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

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000219 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 23-06592

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

Tax Deed #:2025000213 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02618 Year of Issuance 2023 Description of Property LOTS 96 AND 97, BLOCK 3753, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C3-03753.0960 Names in which assessed: J&C CONSTRUCTION LLC,

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

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

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

Tax Deed #:2025000175 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17133 Year of Issuance 2023 Description of Property LOT 11, BLOCK 1. UNIT 1. SECTION 27, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Number 27-44-27-01-Strap 00001.0110

Names in which assessed: ESTATE OF LYDIA DUVIELLA, GABRIEL DUVIELLA, LYDIA DUVIELLA, THE ESTATE OF LYDIA MAY DUVIELLA

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02092L

THIRD INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT. IN AND FOR LEE COUNTY, FLORIDA, PROBATE DIVISION CASE NO.: 25-CP-001696 **DIVISION:** Probate IN RE: ESTATE OF

--- TAX DEEDS / ACTIONS ----

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

Tax Deed #:2025000199 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

GREGORY L JOHNSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025

25-02077L

FOURTH INSERTION

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

Tax Deed #:2025000163 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14716 Year of Issuance 2023 Description of Property LOT 6, BLOCK 20, UNIT 5, SOUTH 1/2 OF SECTION 8, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-27-05-00020.0060 Names in which assessed:

HUGH HENRY

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

June 6, 13, 20, 27, 2025 25-02020L

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-2365 DAVID M. CARNEY and DEBORAH A. CARNEY, Plaintiffs, vs. CARRINGTON BARRS, **UNKNOWN HEIRS OF** CARRINGTON BARRS, and

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000130

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

Certificate Number: 23-04017 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 18-43-24-C3-05744.0110 Names in which assessed: LESLIE LEE COMA, RO-

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

Clerk of the Circuit Court & Comptrol-Jun. 13, 20, 27; Jul. 4, 2025

25-02080L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000174 NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20213

Year of Issuance 2023 Description of Property LOT 10, BLOCK 104, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 52, PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA. Strap Number 15-45-27-16-00104.0100

Names in which assessed: LILIA GARCIA, LUCY MER-CEDES G DE RUIZ

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

June 6, 13, 20, 27, 2025 25-02025L

Lee County, Florida, lying West of a creek known as Millers Gully, lying Northerly of the North right of way line of the Caloosahatchee River Canal, as shown on the map or plat thereof, as recorded in Plat Book 8, Page 51 and Southerly of the following specifically described line: From a railroad spike marking the Northwest (NW) corner of said Section 24, bear South

0°12'22" East, along the West

FOURTH INSERTION

THIRD INSERTION

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

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

June 6, 13, 20, 27, 2025

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

Tax Deed #:2025000200 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Year of Issuance 2023 Descrip-

tion of Property LOT 14, BLOCK 300, GREENBRIAR UNIT 51,

SECTION 6, TOWNSHIP 44

SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-

ING TO THE PLAT THEREOF,

it was assessed are as follows: Certificate Number: 23-14474

Tax Deed #:2025000177

Certificate Number: 23-05904 Year of Issuance 2023 Descrip-tion of Property THE NORTH HALF (N 1/2) OF LOTS 1 & 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORI-DA, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF LINHART AVENUE (50 FEET WIDE) N 90°00'00" E FOR 83.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG RIGHT-OFWAY LINE SOUTHWEST-ERLY 39.27 FEET ALONG

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000161 NOTICE IS HEREBY GIVEN that

CHANCE RETI the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00327 Year of Issuance 2023 Descrip-

tion of Property CONDOMINI-UM UNIT 10, KING TARPON CONDOMINIUM F/K/A TAR-PON PASS CONDOMINIUM. A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF. AS RECORDED IN OFFI-CIAL RECORDS BOOK 2455, PAGE 3745, AND AMEND-MENT CHANGING CONDO-MINIUM NAME RECORDED IN OFFICIAL RECORDS BOOK 3255, PAGE 1021, AS AMENDED FROM TIME TO TIME, AND BEING FUR-THER DESCRIBED IN THAT SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF MPROVEMENTS THEREOF, RECORDED IN CONDOMIN-IUM PLAT BOOK 20, PAGE(S) 16 AND 17, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. Strap Number 06-43-23-13-00000.0100 Names in which assessed: DENNIS GALLAGHER, KYM-BRLY GALLAGHER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Names in which assessed: BIG FLOOR LLC

25-02018L

THE ARC OF A CURVE, CON-CAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CEN-TRAL ANGLE OF 90°00'00' AND BEING SUBTENDED BY A CHORD BEARING S 45°00'00" E FOR 35.36 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF A PRIVATE STREET NAMED 'TRACT A" (RIGHT-OF-WAY VARYING IN WIDTH); THENCE CONTIN-UE ALONG SAID EASTERN RIGHT-OF-WAY S 00°00'00" W FOR 67.25 FEET; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY S 90°00'00" W FOR I08.33 FEET; THENCE N 00°00'00" E FOR 92.25 FEET TO THE POINT OF BE-GINNING. LESS AND EXCEPT THE NORTH 5.00 FEET OF LOT 2 THEREOF Strap Number 26-44-24-P2-00601.0010 Names in which assessed:

DONNA MARIE GONZALEZ, MARK A NESTOR, MARK NESTOR

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02083L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000155 NOTICE IS HEREBY GIVEN that

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

Certificate Number: 23-20979 Year of Issuance 2023 Description of Property LOT 15, BLOCK 44, UNIT 8, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-08-00044.0150

Names in which assessed: CECELIA HUDES, D DONNA ONEILL, ELIZABETH K KA-MUF, ESTATE OF GOLDIE KURZ, FRANK N KURZ, FREDA LYNN VUKOVICH, JAMES F KURZ, JANET K FULLERTON. JEFF KURZ, JOHN E KURZ, MARY JULIA KURZ, ROSE K ROUSOFF, SHIRLEY K HAG-MAN, THOMAS EUGENE KURZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Year of Issuance 2023 De scription of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF FAMILY UNIT NO. 305 AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDANCE WITH IN AND SUBJECT TO THE COV-ENANTS, CONDITIONS, RE-STRICTIONS, TERMS, AND OTHER PROVISIONS OF THE DECLARATION OF CONDO-MINIUM OF SEVEN LAKES BUILDING NO. 46, A CONDO-MINIUM WITH THE SCHED-ULES ANNEXED THERETO, AS RECORDED IN OFFICIAL **RECORDS BOOK 663, PAGES** 763 THROUGH 803, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-24-22-00046.3050 Names in which assessed: TAMMY A SCOTT

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02085L

MARIO CIRILLO TOSONI A/K/A MARIO TOSONI A/K/A MARIO C. TOSONI, Deceased.

To: ALESSANDRO TRAVANINI, and all parties claiming interest addresses unknown by, through, under, or against MARIO CIRILLO TOSONI A/K/A MARIO TOSONI A/K/A MARIO C. TOSONI Decedent

YOU ARE NOTIFIED that a probate Administration (Petition for Formal Administration and Motion to Sell Real Property) relating to the property of Decedent in Lee County, Florida 2511 23rd St SW, Lehigh Acres, Florida 33976 has been filed. Any interested person is required to serve a copy of their written defenses, if any, to it on Alfred V. Nicoletti, Esq., Petitioner's attorney, whose address is 7512 Dr. Phillips Blvd., Suite 50-647, Orlando, FL 32819, on or before 60 days from date of first publication, and file the original with the clerk of this court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered for the relief demanded in the Petitions.

WITNESS my hand and seal of said Court on this 06/05/2025.

(SEAL) B. Rivera DEPUTY CLERK

Alfred V. Nicoletti, Esq. Petitioner's attorney 7512 Dr. Phillips Blvd., Suite 50-647 Orlando, FL 32819 June 13, 20, 27; July 4, 2025 25-02121L

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, Defendants.

TO: CARRINGTON BARRS AND UN-KNOWN HEIRS OF CARRINGTON BARRS.

YOU ARE HEREBY NOTIFIED that a quiet title action involving the following property:

See Exhibit "A" attached hereto Strap Number: 24-43-27-00-00001.0020

EXHIBIT "A"

All that part of the East one-half of the East one-half of the East one-half of the Northeast onequarter of Section 23, Township 43 South, Range 27 East, Lee County, Florida, lying Northerly of the North right of way line of the Caloosahatchee River Canal, as shown on the map or plat thereof, as recorded in Plat Book 8, Page 51, Northeasterly of the Caloosahatchee River and Southerly of the following specifically described line:

From a railroad spike marking the Northeast (NE) corner of said Section 23, bear South 0°12'22' East, along the East line of said Section 23, a distance of 2283.54 feet to the point of beginning; Thence, South 64°00'10" West to an intersection thereof with the North bank of the Caloosa hatchee River and the end of the specifically described line. All that part of Section 24, Town ship 43 South, Range 27 East, line of said Section 24, a distance of 2283.54 feet to the Point of Beginning; thence North 64°00'10" East, a distance of 199.86 feet to the point of curvature of a curve to the right, with a radius of 1320 feet: thence in an Easterly direction along the arc of said curve to an intersection with said creek known as Millers Gully and the end of the specifically described line.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, RO-LAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Myers, Florida 33901, on or before July 14, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on 06/03/2025 KEVIN C. KARNES

Clerk of Courts (SEAL) By: N Wright Angad Deputy Clerk

Stephen W. Dommerich Aloia, Roland, Lubell & Morgan, PLLC 2222 Second Street Fort Myers, Florida 33901 (239)791-7950sdommerich@lawdefined.com June 6, 13, 20, 27, 2025 25-02060L June 6, 13, 20, 27, 2025

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

25-01991L

June 6, 13, 20, 27, 2025

25-02026L







--- 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 Hspanice 2025 Description of Hspanice 2026, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOCK 16, PAGES 40 TO 61, INCLU-SIVE, IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210 Names in which assessed: DRAMA REAL ESTATE COR-PORATION, DRAMA REAL ESTATE, INC.

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

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 EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06101 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 02-45-24-08-0000Ĥ.0120 Names in which assessed:

ROBIN CAROLYN WILSON All of said property being in the County

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

June 6, 13, 20, 27, 2025 25-02000L

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 SUBDIVI-SION 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 & Comptrol-

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 Descrip-tion of Property LOT 7, BLOCK 71, UNIT 8, OF LEHIGH ACRES, SECTION 35, TOWN-SHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, AT PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-08-00071.0070 Names in which assessed: EDGAR GARCIA All of said property being in the County

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

June 6, 13, 20, 27, 2025 25-02003L

OF CURVE, THENCE ALONG

THE ARC OF A CURVE TO

THE RIGHT HAVING A RADI-

US OF 50.00 FEET (CENTRAL

ANGLE 90 DEGREES CHORD

NORTH 89 DEGREES 52,Äô

57 .Äú EAST 70.71 FEET) FOR

78.54 FEET, TO THE SOUTH-

WEST RIGHT OF WAY LINE

FOURTH INSERTION

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Year of Issuance 2023 De-

scription of Property LOTS 40 AND 41, BLOCK 2179, CAPE

CORAL UNIT 33, ACCORD-

ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK

16, PAGES 40 THROUGH 61,

OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 32-43-24-C1-

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

Names in which assessed:

02179.0400

LUIZ CHAVEZ

it was assessed are as follows: Certificate Number: 23-04870

Tax Deed #:2025000222

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

JULIAN GIRALDO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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 Descrip-tion of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460

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

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

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

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

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 SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19. PAGE (S) 49 THROUGH 63. INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C3-03794.0220 Names in which assessed: JAVIER MAURICIO CARDE-NAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0130 Names in which assessed:

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

June 6, 13, 20, 27, 2025 25-02017L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000131

NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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

Tax Deed #:2025000122 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the prop-

erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-02339 Year of Issuance 2023 Descrip-tion 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, JU-LIO 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 & Comptrol-

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 EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

Names in which assessed: EMIL SCHMID

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & 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 EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the prop-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol ler. 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-

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

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

00010.0060 Names in which assessed: BIG FLOOR LLC

25-02095L ler.

25-02078L

Names in which assessed: JUDITH ELLENZ All of said property being in the County

year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

TEN EAGLES LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

Tax Deed #:2025000147

Certificate Number: 23-18346 Year of Issuance 2023 Description of Property A TRACT OF LAND BEING A PART OF TRACT A OF BETHANY TRACE, PHASE 1A, RE-CORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, LY-ING IN SECTION 4, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLOR-IDA; DESCRIBED AS FOL-LOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, RUN NORTH 87 DEGREES 50' 35" EAST FOR 570.70 FEET, THENCE NORTH 45 DEGREES 07' 35" WEST FOR 503.00 FEET TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 45 DE-GREES 07' 35" WEST FOR 265.92 FEET TO THE SOUTH-EAST RIGHT OF WAY OF SUN-RISE BOULEVARD, THENCE ALONG THE SOUTHEAST RIGHT OF WAY NORTH 44 DEGREES 52.Äô 57.Äù EAST FOR 361.54 FEET, TO A POINT

OF HOMESTEAD ROAD, THENCE ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE SOUTH 45 DEGREES 07,Äô 03,Äù EAST FOR 215.92 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 52,Äô 57,Äù WEST FOR 411.50 FEET TO THE POINT OF BEGINNING. BEARING BASED ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING NORTH 87 DEGREES 50,Äô 35,Äù EAST. Strap Number 04-45-27-11-0000A.1000 Names in which assessed: FIRST HOREB HAITIAN BAP-TIST CHURCH INC, FIRST HOREB HAITIAN BAPTIST CHURCH, INC., ODMANNE MATHEUS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-

the property and the name(s) in which it was assessed are as follows:

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

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

June 6, 13, 20, 27, 2025

25-02011L

the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04416 Year of Issuance 2023 Description of Property THE SOUTH **ONE-HALF OF LOT 1. BLOCK** 21, SUNCOAST ESTATES S/D, UNRECORDED, AS PER PLAT ON FILE IN OR BOOK 32, PAGE 526 OF THE LEE COUN-TY PUBLIC RECORDS. SUB-JECT TO A ROAD AND UTIL-ITY EASEMENT OF 25 FEET OFF THE WEST SIDE THERE-OF AND ALSO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE EAST SIDE THEREOF. Strap Number 24-43-24-03-00021.0010 Names in which assessed: DANNY ELROD, VICKIE EL-ROD, VICKIE L ELROD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

June 6, 13, 20, 27, 2025 25-01997L The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

ALLIANCE WC LLC

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

25-01996L

June 6, 13, 20, 27, 2025

erty and the name(s) in which it was assessed are as follows:

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

JOHN T DAVIS

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

June 6, 13, 20, 27, 2025

25-02002L

SUBSCRIBE TO THE BUSINESS OBSERVER

taxdeed.com on 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

June 6, 13, 20, 27, 2025



25-02023L



--- TAX DEEDS ----

FOURTH INSERTION

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

Tax Deed #:2025000125 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUI-TIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06119 Year of Issuance 2023 Description of Property LOT 10 AND THE EASTERLY 19.79 FEET OF LOT 9, BLOCK F, MCGREGOR HEIGHTS, AC-CORDING TO THE PLAT THEREOF IN PLAT BOOK 5. PAGE 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-24-05-0000F.0100 Names in which assessed:

CAROL JO SOFKO TRUST

DATED JANUARY 31 1997 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing 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

25-02001L

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

TEN EAGLES LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-11905

Year of Issuance 2023 De-

scription of Property LOT 14,

BLOCK 81, UNIT 9, SECTION

35, TOWNSHIP 44 SOUTH.

RANGE 26 EAST, LEHIGH

ACRES, ACCORDING TO THE

MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF

THE CLERK OF THE CIRCUIT

COURT. RECORDED IN PLAT

BOOK 15, PAGE 91, PUBLIC

RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-09-00081.0140

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

June 6, 13, 20, 27, 2025

ler.

Names in which assessed: PETER FOREMAN

it was assessed are as follows:

Tax Deed #:2025000141

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000149 NOTICE IS HEREBY GIVEN that

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

Certificate Number: 23-11989 Year of Issuance 2023 Description of Property LOT 5, BLOCK 34, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-05-00034.0050 Names in which assessed:

JEAN ROBERT PIERRE, JO-SEPH WITNISE

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

June 6, 13, 20, 27, 2025 25-02006L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000176

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

Certificate Number: 23-17312 Year of Issuance 2023 Description of Property LOT 13, BLOCK 24, UNIT 6, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 44 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 29-44-27-06-00024.0130

Names in which assessed: SHIAU-MING SOONG

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

June 6, 13, 20, 27, 2025 25-02021L

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

Tax Deed #:2025000186 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14464 Year of Issuance 2023 Description of Property LOT 7, BLOCK 296, UNIT 50, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 1, OF THE PUBLIC RECORDS OF COUNTY, FLORIDA Number 06-44-27-15-LEE Strap 00296.0070 Names in which assessed:

BIG FLOOR LLC

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

June 6, 13, 20, 27, 2025 25-02016L

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

Tax Deed #:2025000191 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20070 Year of Issuance 2023 Description of Property LOT 19, BLOCK 11, UNIT 2, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-02-00011.0190 Names in which assessed: ESTATE OF GLORIA D WALK-

ER, ESTATE OF GLORIA D. WALKER All of said property being in the County

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

June 6, 13, 20, 27, 2025 25-02024L

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

Tax Deed #:2025000138 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12332 Year of Issuance 2023 Description of Property LOT 6, BLOCK 39, UNIT 5, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 94, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-05-00039.0060 Names in which assessed:

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 25-02010L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-13522 Year of Issuance 2023 Descrip-

tion of Property LOT 15, BLOCK

7, CHARLESTON PARK, SEC-TION 25, TOWNSHIP 43

SOUTH, RANGE 27 EAST AC-

CORDING TO THE MAP OR PLAT THEREOF ON FILE IN

THE OFFICE OF THE CIR-

CUIT COURT, RECORDED IN PLAT BOOK 8, PAGE 44, PUB-

LIC RECORDS OF LEE COUN-

TY, FLORIDA, Strap Number 25-43-27-01-00007.0150

HOPE APOSTOLIC CHURCH OF JESUS, HOPE APOSTOLIC

CHURCH OF JESUS CHRIST

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 07/29/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02014L

June 6, 13, 20, 27, 2025

Names in which assessed:

INC

ler.

it was assessed are as follows:

Tax Deed #:2025000169

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

Certificate Number: 23-12548 Year of Issuance 2023 Description of Property LOT 12, BLOCK 87, UNIT 9, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-09-00087.0120

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 25-02012L

June 6, 13, 20, 27, 2025 25-02004L

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

Tax Deed #:2025000201 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03420 Year of Issuance 2023 Description of Property LOTS 59, 60 AND 61, BLOCK 4346, CAPE CORAL UNIT 63, A SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-23-C4-04346.0590 Names in which assessed:

UVER ALEXANDER V ES-QUENAZI, UVER ALEXAN-DER VALERA ESQUENAZI

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

25-01995L

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000143 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the

FOURTH INSERTION

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

Certificate Number: 23-12020 Year of Issuance 2023 Description of Property LOT 15, BLOCK 62, UNIT 7, SECTION 36. TOWNSHIP 44 SOUTH. RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-07-00062.0150

Names in which assessed: 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 25-02007L

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000137

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

Certificate Number: 23-12243 Year of Issuance 2023 Description of Property LOT 11, BLOCK 100, UNIT 9, SECTION 1. TOWNSHIP 45 SOUTH. RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT. RECORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-26-09-00100.0110

Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing 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.

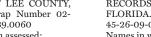
June 6, 13, 20, 27, 2025 25-02008L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000140

Names in which assessed: PETER FOREMAN



Section 197.512 F.S. Tax Deed #:2025000146 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Certificate Number: 23-12295 Year of Issuance 2023 Descrip-tion of Property LOT 8, BLOCK 8, UNIT 1, SECTION 2, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 94. PUBLIC RECORDS. LEE COUNTY, FLORIDA. Number 02-45-26-01-Strap 00008.0080

Names in which assessed: ESTATE OF OLIVE M GREEN-GORDON

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

June 6, 13, 20, 27, 2025

25-02009L

Tax Deed #:2025000150

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

Certificate Number: 23-12556 Year of Issuance 2023 Description of Property LOT 10, BLOCK 94, UNIT 10, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-10-00094.0100 Names in which assessed: DOROTHY BUCHANAN COL-LINS. KATHERINE KOMIS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

Tax Deed #:2025000153

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: 23-14618 Year of Issuance 2023 Description of Property LOT 26, BLOCK 264, UNIT 41, GREENBRIAR, SECTIONS 6 & 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 27 PAGE 64 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-27-10-00264.0260 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 25-02019L

FOR TAX DEED Section 197.512 F.S.

FOURTH INSERTION

NOTICE OF APPLICATION

Tax Deed #:2025000142

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

Certificate Number: 23-11910 Year of Issuance 2023 Description of Property LOT 15, BLOCK 86, UNIT 10, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-10-00086.0150 Names in which assessed: 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 25-02005L

Section 197.512 F.S. Tax Deed #:2025000185

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

Certificate Number: 23-14359 Year of Issuance 2023 Descrip-tion of Property LOT 9, BLOCK 208, UNIT 31, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 51, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 05-44-27-14-00208.0090 Names in which assessed: PROSPERITY PATH SOLU-TIONS LLC, PROSPERITY PATHS SOLUTIONS LLC

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

June 6, 13, 20, 27, 2025 25-02015L

Section 197.512 F.S.

Tax Deed #:2025000179 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17427 Year of Issuance 2023 Description of Property LOT 3, BLOCK 86, UNIT 18, LEE-LAND HEIGHTS, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-27-18-00086.0030 Names in which assessed: JEROME REYNEART, JE-ROME REYNERT

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

June 6, 13, 20, 27, 2025

25-02022L

25-02013L

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-02302

Year of Issuance 2023 Descrip-tion of Property LOT(S) 45 AND 46, BLOCK 4212, UNIT 60,

CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 19, PAGE(S) 154 THROUGH 169,

INCLUSIVE, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-

Names in which assessed: MONTERUDAS PROPERTY

HOLDINGS LLC, MONTERU-

DAS PROPERTY HOLDINGS,

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/05/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02074L

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

44-23-C3-04212.0450

LLC

ler.

it was assessed are as follows:

Tax Deed #:2025000210

LEE COUNTY

--- TAX DEEDS ----

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000212 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Year of Issuance 2023 Description of Property UNIT 9, BUILDING 2, COMMERCIAL PARK SQUARE CONDOMIN-IUM, A CONDOMINIUM AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRU-MENT NO. 2006000088633, AND AS SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-58-00002.0009 Names in which assessed: DURDEN ENTERPRISES LLC All of said property being in the County

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02087L

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000244

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

Certificate Number: 23-21646 Year of Issuance 2023 De-scription of Property LOT 8, BLOCK 46, UNIT 16, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 26-45-27-16-00046.0080 Names in which assessed:

BENJAMIN BERMAN, MIRI-AM BERMAN

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02099L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 E.S.

Tax Deed #:2025000189 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of

the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19690 Year of Issuance 2023 Descrip-tion of Property LOTS 10, 11, 12, 13, AND 14, BLOCK 46, UNIT 8, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00046.0100

Names in which assessed: ESTATE OF ANTHONY DIS-ORBO

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02096L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000221 NOTICE IS HEREBY GIVEN that

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

Certificate Number: 23-05935 Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 5381, UNIT 89, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 149 TO 161, INCLUSIVE, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 29-44-24-C4-05381.0080 Names in which assessed: LENNOX A SMITH, TASHA

OSCEOLA All of said property being in the County of Lee, State of Florida. Unless such

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02084L

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

Tax Deed #:2025000181 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which sessed are as follows Certificate Number: 23-19566 Year of Issuance 2023 Description of Property LOT 10, BLOCK 88, UNIT 18, SECTON 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACCORDING ACRES, TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE 240, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-18-00088.0100 Names in which assessed: MANUEL PITA, MANUEL PITA LECA, MARIA AF LECA, MARIA LECA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Tax Deed #:2025000193

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

Certificate Number: 23-03754 Year of Issuance 2023 Description of Property CONDOMIN-IUM UNIT NO. 3, GRAND CAYMAN CONDOMINIUM, TOGETHER WITH AN UN-DVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DEC-LARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1686, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C3-03200.0030 Names in which assessed:

TREASURE COAST INVEST-MENT HOLDINGS LLC

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02079I

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000196

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

Certificate Number: 23-07138 Year of Issuance 2023 Description of Property LOT 16, BLOCK A. GORTON'S SUBDIVI-SION, PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF LÉE COUNTY, FLORIDA. Number 09-44-25-07-Strap 00005.0160

Names in which assessed: ESTATE OF BERNA PHIL-LIPS, SHAD PHILLIPS, SU-SAN CROWE

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02086I

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

Tax Deed #:2025000214 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13080 Year of Issuance 2023 Descrip-tion of Property LOT 13, BLOCK 55, A REPLAT OF TRACT L ,Äì UNITS 5, 6 & 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVI-SION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 207, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-05-00055.0130 Names in which assessed: OSNIEL GARCIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jun. 13, 20, 27; Jul. 4, 2025 25-02089L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000227

THIRD INSERTION

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 De-scription of Property LOT 10, BLOCK 93, UNIT 15, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00093.0100

Names in which assessed: RONALD D CASILLAS

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02101L

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

Tax Deed #:2025000223 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08988 Year of Issuance 2023 De-scription of Property LOT 28, BLOCK C, VERANDAH UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2005000156524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-26-16-0000C.0280

Names in which assessed: EXECUTIVE FAVO LLC, EX-

ECUTIVE FAVO, LLC

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02088L

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

Tax Deed #:2025000205 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of operty and the name(s) in which

Section 197.512 F.S. Tax Deed #:2025000190 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02098L

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

Tax Deed #:2025000187 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-14465 Year of Issuance 2023 Description of Property LOT 8, BLOCK 296, UNIT 50, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-15-00296.0080 Names in which assessed: BIG FLOOR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

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

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

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

Jun. 13, 20, 27; Jul. 4, 2025 25-02100L

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

Tax Deed #:2025000194 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of ie property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17179 Year of Issuance 2023 Description of Property LOT 14, BLOCK 43, UNIT 11, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 41, OF THE PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA, Strap Number 27-44-27-11-00043.0140 Names in which assessed: AB2 SERVICES INC, JAIRO AMBROCIO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025 25-02093L

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. 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

Certificate Number: 23-05226

Year of Issuance 2023 De-

scription 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-

Names in which assessed: MPJG GROUP III INC, MPJG

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s).

year(s) of issuance, the description of

25-02082L

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

Tax Deed #:2025000183

44-24-C1-03533.0350

GROUP III, INC

ler.

it was assessed are as follows:

Tax Deed #:2025000209

ler.

Certificate Number: 23-08183

it was assessed are as follows:

Certificate Number: 23-13684 Year of Issuance 2023 Description of Property LOT 8, BLOCK 40, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 15, PAGE 3, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0080 Names in which assessed: JENNIFER CUTTERIDGE CUTTERIDGE, All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025

the property and the name(s) in which essed 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.real-

taxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 13, 20, 27; Jul. 4, 2025 25-02097L

Jun. 13, 20, 27; Jul. 4, 2025 25-02094L

PUBLISH YOUR LEGAL NOTICE

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02091L

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

or email legal@businessobserverfl.com

25-02090L

