

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
File #2025-CP-1846
IN RE: THE ESTATE OF MICHAEL A. FOWLER, Deceased.

The administration of the estate of Michael A. Fowler, deceased, File No. 2025-CP-1846, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of the Court, Justice Center Proper, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 4, 2025.

Personal Representative:
Robert Fowler
Attorney for Personal Representative: Brian McNamara, Esq. Florida Bar No. 98022 McNamara Legal Services, P.A. 5425 Park Central Court, Naples, FL 34109 Telephone: 239-204-4767 July 4, 11, 2025 25-02445L

FIRST INSERTION
PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14150 N Cleveland Avenue, North Fort Myers, FL, 33903 Lee County Gerald Ivey-Misc items. Mark Gray- Misc items. Romell Gutierrez-Misc items. Affordable Moving Service William-Misc items. Affordable Moving Service William-Misc items. Tiffany Vandesande-Misc items. Christopher Linden-Misc items. Affordable Moving Service William-Misc items. Howard Hays-Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 2025 25-02461L

FIRST INSERTION
PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 11:00 AM. Said property is iStorage, 12859 McGregor Blvd, Fort Myers, FL, 33919 Sean Gavin - toolbox bathtub, grill, bikes. Steven Judson - household furniture, clothes, kitchen appliance, wall art, boxes. Sean Abatisti - household furniture, washing machine, plant, totes, boxes, rug. Sean Gavin- household furniture, tools, pans. Joshua Okapal- personal effects, helmets, car speaker. Ernest Colby- shelving, household goods, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 2025 25-02457L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 25th JUDICIAL CIRCUIT, IN AND FOR Lee County, FLORIDA
Case No.:
362025DR002752A001CH
Division: Civil

Freda Pennyfeather, Petitioner, and Hansen Pennyfeather, Respondent,
TO: Hansen Pennyfeather 1617 Norman Dr. Melbourne, FL 32901
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Freda Pennyfeather, whose address is 2160 Forest Knoll Dr. NE #201 Palm Bay, FL 32905 on or before August 11, 2025, and file the original with the clerk of this Court at P.O. Box 2469 Ft. Myers, FL 33902 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.

The action is asking the court to decide how the following real or personal property should be divided: none

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: 07/01/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
By: J. Collins
Deputy Clerk
July 4, 11, 18, 25, 2025 25-02462L

FIRST INSERTION
NOTICE OF ADMINISTRATIVE COMPLAINT
To: AJAVIA T. MURPHY
Case: CD202502765/D 3327768
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Seclons 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publicaIon, the right to hearing in this maer will be waived and the Department will dispose of this cause in accordance with law. July 4, 11, 18, 25, 2025 25-02467L

FIRST INSERTION
PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 11:00 AM. Said property is iStorage, 1521 Del Prado Blvd. N., Cape Coral, FL, 33909 Nicholas Shaw - Artificial Plants, Paintings, Wicker Furniture. Elizabeth Livolsi - Clothes, Bags, Totes, Luggage bags, Mattress., hayden ericon -Entertainment Center, Coat Rack . Stephen Amaral- Boxes, Mattress, AC Wall Units, Furniture, Golf Bag. Victoria Brady- Boxes, Heavy duty black case. Christopher Bachman- Entertainment Equipment, Cloths, Bags and Totes, Coolers, Folding Tables. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 2025 25-02458L

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit	tenant name	contents
1083	Madison Saeman	Toys, Baby Items, Bedding
1116	Victoria Fox	Furniture
1215	Melissa Walters	Boxes
1583	William Jensen	Furniture, Boxes, Bags and Totes
1541	William Jensen	Furniture, Boxes, Bags and Totes,
1691	William Jensen	Tools
		Boxes, Bags and Totes, Clothing
1371	Patricia Zaharie	Tools, Sports/Outdoors
1510	Reinaldo Sanchez	Tools, Electronics
1101	Jorge Salas	Furniture, Bedding
1271	Marbeli Carracet	Furniture, Toys, Baby supply
1560	Avonte Clifton	Tools
1773	Michael Fackler	Bedding Boxes, Totes
1431	Michael Webb	

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)-986-3752.

July 4, 11, 2025 25-02417L

FIRST INSERTION
SECOND AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-DR-001975
DIVISION: FAMILY
IN RE THE MATTER OF: DAWN NELLIS
Petitioner and CRAIG NELLIS Respondent
TO: [name of Respondent] CRAIG NELLIS
[Respondent's last known address] Address: Tuttle Rd
City, State, Zip: Trevor, Wisconsin 53179

YOU ARE NOTIFIED that an action for [identify the type of case] 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 [name of Petitioner] Dawn Nellis, 1506 Nelson Rd n, Cape Coral, Florida 33993, on or before [date] August 4, 2025 and file the original with the clerk of this Court at [clerk's address] 1700 Monroe Street, 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.

[If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located] 1700 Monroe Street Fort Myers, Florida 33901

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 addresses 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
By: Eldora Bakelman
Deputy Clerk
July 4, 11, 18, 25, 2025 25-02409L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Matthew Nee will engage in business under the fictitious name Mostly Green Cleaning Services, with a physical address 211 NW 4th PL Cape Coral, FL 33993, with a mailing address 211 NW 4th PL Cape Coral, FL 33993, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 4, 2025 25-02423L

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-DR-1011
IN THE INTEREST OF C.L.B. d.o.b. 05/02/2008, Minor Child, AND JEFFREY H. ROSEN, Petitioners, AND LYNNE J. ROSEN, and JEFFREY H. ROSEN, Petitioners, AND SAMUEL P. BASSILLA, Respondent/Father, DYANA G. SWINSKEY, Respondent/Mother.
Petition for Temporary Custody by Extended Family.
TO: DYANA G. SWINSKEY, last known address is 3511 Tarlton St. N, St. Petersburg, FL 33713.

YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Extended Family 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' attorney, NICOLE R. COOK, ESQ., of the law firm of SIMMONS & COOK, PLLC, whose address is 2080 McGregor Blvd., Suite 110, Fort Myers, Florida 33901 on or before August 5, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901, before service on the Petitioners' attorney or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION FOR TEMPORARY CUSTDOY BY EXTENDED FAMILY.

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 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 addressed 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 sanction, including dismissal or striking of pleadings. Dated on June 26, 2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) BY: E. Bakelman
As Deputy Clerk
July 4, 11, 18, 25, 2025 25-02424L

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 7/22/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Richard Brock unit #719; Alicia Vaughn unit #810; Jay Heflin unit #902. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 4, 11, 2025 25-02418L

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 Latitude 26 Apparel located at 2712 SW 1st Ave in the City of Cape Coral, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of June, 2025.
J II & J III LLC
July 4, 2025 25-02433L

FIRST INSERTION
NOTICE OF CORPORATE DISSOLUTION
This notice is submitted by the dissolved corporation named below for resolution of payment of unknown claims against this limited liability company as provided in Section 607.1407, F.S.

This "Notice of Dissolution" is optional and is not required when filing a voluntary dissolution.

1. Name of Limited Liability Company: JUDDSON ENTERPRISES, INC.
2. Document number of Limited Liability Company is: J86225
3. Effective date of dissolution is the date of filing these Articles of Dissolution with the Florida Department of State.
4. Description of information that must be included in a claim: Name and address of claimant and description of the services/product provided, including date and amount of claim.
5. Mailing address where claims can be sent: (Claims cannot be sent to the Division of Corporations): JUDDSON ENTERPRISES, INC.
Attention: Victoria Lawton
350 Cocohatchee Drive
Naples, FL 34110

A claim against the above-named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after the filing of this notice.

JUDDSON ENTERPRISES, INC.
By: Victoria Lawton,
President and Sole Director
July 4, 2025 25-02421L

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 GenTech Generator Maintenance, located at 1813 NE 5th Ave, in the City of Cape Coral, County of Lee, State of FL, 33909, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 1 of July, 2025.
Nicholas William Silo
1813 NE 5th Ave
Cape Coral, FL 33909
July 4, 2025 25-02446L

FIRST INSERTION
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. July 24, 2025 at 11:45AM.**
Derick Sherrill
Holiday decorations, TV, computer monitor, plastic shelving, totes, boxes, lamp, chair, filing cabinet
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.
July 4, 11, 2025 25-02420L

FIRST INSERTION
NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967
Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23rd, 2025 by 11:30 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 3418- Ivory Yoakem,
Items: electronics, boxes, lighting, bedding, tv
July 4, 11, 2025 25-02447L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Héctor Ortiz / VARADERO INK CORP will engage in business under the fictitious name Varadero Ink 2, with a physical address 1305 SE 47th TER Cape Coral, FL 33904, with a mailing address 1527 SW 20th AVE Cape Coral, FL 33991, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 4, 2025 25-02422L

FIRST INSERTION
Notice of Public Sale
Notice is hereby given that on July 31st, 2025 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585. As is. Where is. Title is not guaranteed. CASE:43949 2008 INTL VIN: 1HSM-MAAN38J695707 Lienor information & Sale Location: RECHTIEN INTERNATIONAL TRUCKS, INC. MV104546. 2761 EDISON AVE. FORT MYERS, FL 33916. Ph: 239-334-1000 Total Lien \$5991.31 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Lee County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 F.S
July 4, 2025 25-02443L

FIRST 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 7/22/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Maria Ramos unit #00162; Jennifer Collins unit #00489; Michael Cooper unit #00529 - 17 glass aquariums and pet supplies; Zita Jordan Jones unit #00547; Juliet Lee unit #01044; Christopher Blauvelt unit #0504C; Humberto Castosa Prieto unit #3076; Nathaniel Thomas unit #3294. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
July 4, 11, 2025 25-02419L

FIRST INSERTION
AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO 25-DR- 661
IN RE: THE ADOPTION OF: EVELYN MIGUEL MATEO, born 09/09/2023,
TO: Juan Gomez
1639 Whiting Drive
Gainesville, GA 30504
YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Minor Relative has been filed against you and you are requested to serve a copy of your answer and/or pleading to the Lee County Clerk of Court at: 1700 Monroe Street, Fort Myers, Florida 33901 and to Joseph P. Hoffman, Esq., 2180 W. First Street, Suite 310, Fort Myers, Florida 33901, and file the original answer and/or pleading with the Clerk of the above-styled Court on or before the 11th day of August, 2025, otherwise a judgment may be requested for relief demanded in the Complaint.
WITNESS my hand and seal of said Court on this 30th day of June, 2025.
KEVIN KARNES,
Clerk of the Circuit Court (SEAL) BY: J. Collins
Deputy Clerk
Joseph P. Hoffman, Esq.,
2180 W. First Street, Suite 310,
Fort Myers, Florida 33901
July 4, 11, 18, 25, 2025 25-02439L

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-1655</div> <div>Division P-6</div> <div>IN RE: ESTATE OF STANLEY T. MALISZEWSKI</div> <div>Deceased.</div> <div>The administration of the estate of Stanley T. Maliszewski, 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 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is July 4, 2025.</div> <div>Personal Representative: Deborah Maliszewski</div> <div>3 Alder Dr., Apt H</div> <div>Middle River, MD 21220</div> <div>Attorney for Personal Representative: /s/Janice B. Richardson</div> <div>John R. Crawford</div> <div>Florida Bar No. 210358</div> <div>Janice B. Richardson</div> <div>Florida Bar No. 036403</div> <div>Marks Gray, P.A.</div> <div>1200 Riverplace Blvd., Suite 800</div> <div>Jacksonville, Florida 32207</div> <div>Telephone: (904) 398-0900</div> <div>E-mail Addresses: jrcrawford@marksgray.com, jrichardson@marksgray.com, probate@marksgray.com</div> <div>July 4, 11, 2025</div> <div>25-02411L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-1936</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF NANCY L. CRASS,</div> <div>Deceased.</div> <div>The administration of the Estate of Nancy L. Crass, 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 P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representatives' attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.</div> <div>The date of first publication of this Notice is July 4, 2025.</div> <div>Personal Representatives: Ann Padgett Breidenbach</div> <div>33 Pinkneyville Rd.</div> <div>Sparta, NJ 07871</div> <div>Attorney for Personal Representatives: Kevin A. Kyle</div> <div>Attorney for Personal Representatives: Florida Bar Number: 980595</div> <div>SCHOENFELD KYLE & ASSOCIATES LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: courtneyl@trustska.com</div> <div>01071725.DOC/1</div> <div>4935-0409-1974, v. 2</div> <div>July 4, 11, 2025</div> <div>25-02431L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001819</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF LEVEO D. SCALARD,</div> <div>Deceased.</div> <div>The administration of the Estate of Leveo D. Scalard, deceased, whose date of death was November 6, 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is July 4, 2025.</div> <div>Person Giving Notice: Douglas P. Scalard</div> <div>1311 Limit Street</div> <div>Leavenworth, KS 66048</div> <div>Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney</div> <div>Florida Bar Number: 1010542</div> <div>SCHOENFELD KYLE & ASSOCIATES LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: courtneyl@trustska.com</div> <div>01071725.DOC/1</div> <div>4935-0409-1974, v. 2</div> <div>July 4, 11, 2025</div> <div>25-02436L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001820</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF JOAN A. SCALARD,</div> <div>Deceased.</div> <div>The administration of the Estate of Joan A. Scalard, deceased, whose date of death was March 27, 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is July 4, 2025.</div> <div>Person Giving Notice: Douglas P. Scalard</div> <div>1311 Limit Street</div> <div>Leavenworth, KS 66048</div> <div>Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney</div> <div>Florida Bar Number: 1010542</div> <div>SCHOENFELD KYLE & ASSOCIATES LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: courtneyl@trustska.com</div> <div>01071725.DOC/1</div> <div>4936-2153-2486, v. 2</div> <div>July 4, 11, 2025</div> <div>25-02437L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-1705</div> <div>Division Probate</div> <div>IN RE: ESTATE OF DANIEL F. SUMMERER</div> <div>Deceased.</div> <div>The administration of the estate of Daniel F. Summerer, deceased, whose date of death was April 10, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is July 4, 2025.</div> <div>Personal Representative: David Summerer</div> <div>89 Honeysuckle Lane</div> <div>Milford, New Jersey 08848</div> <div>Attorney for Personal Representative: Philip R. Maiorca, Attorney</div> <div>Florida Bar Number: 0848573</div> <div>MAIORCA LAW, P.A.</div> <div>3301 Bonita Beach Road, Suite 202</div> <div>Bonita Springs, FL 34134</div> <div>Telephone: (239) 216-5296</div> <div>Fax: (239)) 785-2436</div> <div>E-Mail: philip@maiorcalaw.com</div> <div>Secondary: pmaiorca@prmllegalservices.com</div> <div>July 4, 11, 2025</div> <div>25-02438L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>File No. 25-CP-1915</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF MICHAEL R. JACOBS</div> <div>Deceased.</div> <div>The administration of the estate of Michael R. Jacobs, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is July 4, 2025.</div> <div>Personal Representative: Kelly Brosnan</div> <div>12955 Pemberton Way</div> <div>Fort Myers, FL 33913</div> <div>Attorney for Personal Representative: Michael B. Hill, Attorney</div> <div>Florida Bar Number: 547824</div> <div>Sheppard Law Firm</div> <div>9100 College Pointe Court</div> <div>Fort Myers, FL 33919</div> <div>Telephone: (239) 334-1141</div> <div>Fax: (239) 334-3965</div> <div>E-Mail: hill@sbshlaw.com</div> <div>Secondary E-Mail: bmerhige@sbshlaw.com</div> <div>July 4, 11, 2025</div> <div>25-02410L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001577</div> <div>IN RE: ESTATE OF CHARLES EDWARD MACIEJEWSKI a/k/a CHARLES MACIEJEWSKI,</div> <div>Deceased.</div> <div>The administration of the Estate of Charles Edward Maciejewski a/k/a Charles Maciejewski, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 7800, Tavares, Florida 32778. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-1939</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF LARRY R. BELANGER,</div> <div>Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the Estate of Larry R. Belanger, deceased, File Number 25-CP-1939, 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 28, 2025; that the total value of the Estate is \$56,928.21; and that the names and addresses of those to whom it has been assigned by such Order are:</div> <div>Name Address</div> <div>Katherine L. Belanger, as Trustee</div> <div>18241 Sandy Pines Circle</div> <div>N. Fort Myers, FL 33917</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>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</div>	<div>FIRST INSERTION</div> <div>THE FLORIDA PROBATE CODE.</div> <div>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.</div> <div>The date of first publication of this Notice is July 4, 2025.</div> <div>Person Giving Notice: Katherine L. Belanger, Trustee</div> <div>18241 Sandy Pines Circle</div> <div>N. Fort Myers, FL 33917</div> <div>Attorney for Person Giving Notice: Kevin A. Kyle</div> <div>Florida Bar Number: 980595</div> <div>SCHOENFELD KYLE & ASSOCIATES LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: kevink@trustska.com</div> <div>01068298.DOC/1</div> <div>July 4, 11, 2025</div> <div>25-02430L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001991</div> <div>Division P(4)</div> <div>IN RE: ESTATE OF EDWARD B. CRONIN</div> <div>Deceased.</div> <div>The administration of the estate of Edward B. Cronin, deceased, whose date of death was October 20, 2024, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>	<div>FIRST INSERTION</div> <div>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is July 4, 2025.</div> <div>Personal Representative: Helen M. Crowe</div> <div>4751 Bonita Bay Blvd., Unit 905</div> <div>Bonita Springs, Florida 34134</div> <div>Attorney for Personal Representative: Melissa A. Rodriguez, Attorney</div> <div>Florida Bar Number: 120511</div> <div>DAY PITNEY LLP</div> <div>396 Alhambra Circle</div> <div>North Tower, 14th Floor</div> <div>Coral Gables, FL 33134</div> <div>Telephone: (305) 373-4044</div> <div>Fax: (561) 351-8410</div> <div>E-Mail: marodriguez@daypitney.com</div> <div>Secondary E-Mail: vashley@daypitney.com</div> <div>Third E-Mail: ediaz@daypitney.com</div> <div>122038977.1</div> <div>July 4, 11, 2025</div> <div>25-02432L</div>
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Business Observer

lv20878_v28

TAX DEEDS

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000376 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: 23-02168 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 4051, UNIT 56, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 TO 116, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C2-04051.0350 Names in which assessed: RITA A LANGLEY, RITA LANGLEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02388L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000361 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: 23-00110 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 5423, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05423.0090 Names in which assessed: V 2 V 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02378L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000335 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: 23-02123 Year of Issuance 2023 Description of Property LOTS 47 AND 48, BLOCK 3815, CAPE CORAL UNIT 52, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C3-03815.0470 Names in which assessed: JM BUILDERS & CONSTRUCTION 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02387L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000428 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: 23-02235 Year of Issuance 2023 Description of Property OTS 41 AND 42, BLOCK 4063, UNIT 56, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C4-04063.0410 Names in which assessed: FRED K MYERS, FRED K. MYERS, HATTIE L MYERS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02389L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000435 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02336 Year of Issuance 2023 Description of Property LOTS 6 AND 7, BLOCK 4137, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C1-04137.0060 Names in which assessed: WALTER GIGER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02390L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000401 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: 23-19501 Year of Issuance 2023 Description of Property LOT 11, BLOCK 64, UNIT 14, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 236, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-14-00064.0110 Names in which assessed: GIAO L. TRAN, Giao Tran All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02404L</div>
<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000386 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: 23-01300 Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 3875, UNIT 53, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C2-03875.0430 Names in which assessed: NICHOLAS DI RENZO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02384L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000329 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: 23-00905 Year of Issuance 2023 Description of Property LOTS 11 AND 12 BLOCK 5114 UNIT 80 PART CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 22 PAGE 153 OF THE PUBLIC RECORDS OF LEE COUNNTY, FLORIDA Strap Number 28-43-23-C2-05114.0110 Names in which assessed: LEON J MILLER, TYLER DOUGLAS MILLER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02383L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000365 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: 23-00741 Year of Issuance 2023 Description of Property LOTS 52 AND 53, BLOCK 2830, UNIT 40, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81-97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C1-02830.0520 Names in which assessed: ELIE MICHEL SALEM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02382L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000363 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: 23-00592 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2327B, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.B090 Names in which assessed: KM RESIDENTIAL 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02381L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000366 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: 23-01646 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 2545, UNIT 36, PART 1, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C2-02545.0070 Names in which assessed: PATRICIA SCHUMACHER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02386L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000412 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03336 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 1019, UNIT 24, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 63-77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-23-C4-01019.0010 Names in which assessed: PEDRO SANTANA, VICTORINO 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02392L</div>
<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000461 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20339 Year of Issuance 2023 Description of Property OT 1, BLOCK 272, UNIT 69, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 156, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-45-27-69-00272.0010 Names in which assessed: IVETTE I ROJAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02407L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000400 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: 23-19474 Year of Issuance 2023 Description of Property LOT 20, BLOCK 50, UNIT 11, 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 233, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-27-11-00050.0200 Names in which assessed: JOSEPH E CURRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02403L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000399 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: 23-19411 Year of Issuance 2023 Description of Property LOT 8, BLOCK 25, UNIT 5, 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 227, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-45-27-05-00025.0080 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02402L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000470 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07695 Year of Issuance 2023 Description of Property THE SOUTH ONE-HALF OF LOTS 23 AND 24, BLOCK 2, CITY VIEW PARK NO.1, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P3-01702.0230 Names in which assessed: FLOSSIE MATHEWS, JAMES C MATHEWS, JAMES EARL MATHEWS, JENNIE NELL MATHEWS, MAGGIE ERTHELL MATHEWS, WILLIE JAMES MATHEWS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02398L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000418 NOTICE IS HEREBY GIVEN that DAVID A BERGER DABTLC6 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05533 Year of Issuance 2023 Description of Property LOTS 56 AND 57, BLOCK 1349, UNIT 18, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 96 TO 120, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-24-C2-01349.0560 Names in which assessed: DEROLF FAMILY TRUST DATED JAN 05 2001, DONALD A DEROLF All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02395L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000379 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: 23-02518 Year of Issuance 2023 Description of Property LOTS 34 AND 35, BLOCK 4007, UNIT 55 CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 THROUGH 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-23-C3-04007.0340 Names in which assessed: AVELLINO PROPERTIES INC, AVELLINO PROPERTIES, 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025</div> <div>25-02391L</div>

ACTIONS / SALES

FIRST INSERTION					
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 23-CA-011537</p> <p>LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.</p> <p>STEPHANIE SALYERS, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2025, and entered in 23-CA-011537 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is the Plaintiff and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC.; STEPHANIE SALYERS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARRY M. WILSON, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARC C. WILSON, DECEASED; KIM E. UNSICKER; EILEEN A. ABDOL; UNKNOWN TRUSTEE OF THE BARRY M. WILSON REVOCABLE TRUST DATED AUGUST 5, 1994; UNKNOWN BENEFICIARIES OF THE BARRY M. WILSON REVOCABLE TRUST DATED AUGUST 5, 1994; UNKNOWN SPOUSE OF STEPHANIE SALYERS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK NATOLI, DE-</p>	<p>CEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARA NATOLI, DECEASED 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>EXHIBIT 1</p> <p>SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF, TOGETHER WITH AND EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:</p> <p>SEE EXHIBIT "B" ATTACHED HERETO, LESS EXHIBIT "A" ATTACHED HERETO. SUBJECT TO: THE FEE TITLE TO WALKWAYS, RECREATIONAL AREAS, ROADWAY AND ANY OTHER COMMON AREAS HAVE NOT BEEN DEDICATED OR ACCEPTED FOR PUBLIC USE, RATHER SUCH AREAS ARE HEREBY DEDICATED FOREVER TO THE USE OF SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE HOMEOWNERS OF SOUTH POINTE SOUTH AS IS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC. DATED 4/8/1980 AND IN RECORD BOOK 1420, PAGE 1214 THROUGH 1246 AND AS AMENDED IN ORB 1425, PAGES 83 AND 84 AND AS AMENDED IN ORB 1439, PAGES 1474 THROUGH 1478, AND AS AMENDED IN ORB 1906, PAGE 2178 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>EXHIBIT "A"</p> <p>DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE</p>	<p>SOUTH SECTION 21, T-4S-S, R-24-E., LEE COUNTY, FLORIDA.</p> <p>(RESIDENCE - TRACT #131)</p> <p>A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGES 29-31 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) FOR 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 12 SECONDS W. FOR 534.09 FEET; THENCE S. 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON-TANGENT LINE TO SAID CURVE FOR 581.12 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W FOR 95.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) FOR 5.50 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID EASEMENT LINE FOR 22.00 FEET; THENCE S 22 DEGREES 12 MINUTES 11</p>	<p>SECONDS E ALONG THE OUTSIDE OF A CONCRETE DRIVEWAY FOR 8.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID DRIVEWAY FOR 22.60 FEET TO AN INTERSECTION WITHIN THE OUTSIDE SURFACE OF A C.B.S WALL; THENCE S 89 DEGREES; 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.51 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID WALL FOR 22.57 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 7.50 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE OUTSIDE OF A CONCRETE PATIO FOR 10.00 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG SAID PATIO FOR 16.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID PATIO FOR 10.00 FEET: THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE AFORESAID C.B.S. WALL FOR 24.49 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID WALL FOR 49.99 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID DRIVEWAY FOR 22.60 FEET; THENCE N 21 DEGREES 50 MINUTES 45 SECONDS E ALONG SAID DRIVEWAY FOR 8.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING. SAID PARCEL SUBJECT TO THE FOLLOWING DE-</p>	<p>SCRIBED EASEMENTS:</p> <p>A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTHERLY 10.00 FEET.</p> <p>A FLORIDA POWER AND LIGHT COMPANY EASEMENT OVER AND ACROSS THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 20.00 FEET.</p> <p>EXHIBIT "B"</p> <p>DESCRIPTION OF PARCEL OF LAND IN SOUTH POINTE SOUTH SECTION 21, T-4S-S, R-24-E, LEE COUNTY FLORIDA. (RESIDENCE TRACT #131) A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT 4 THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) A DISTANCE OF 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES AND 12 SECONDS A DISTANCE OF 534.09 FEET, THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON TANGENT LINE TO SAID CURVE A DISTANCE OF 581.12 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING S 89</p>	<p>DEGREES 49 MINUTES 17 SECONDS W A DISTANCE OF 60.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W A DISTANCE OF 95.246 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) A DISTANCE OF 60.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E A DISTANCE OF 95.246 FEET TO THE PRINCIPAL PLACE OF BEGINNING. SAID PARCEL SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS: A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTHERLY 10.00 FEET. A PUBLIC UTILITY EASEMENT OVER AND ACROSS THE NORTHERLY 6.00 FEET.</p> <p>Property Address: 9761 DEER-FOOT DRIVE, FORT MYERS, FL 33919</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this day of 06/25/2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: Tonya Mann As Deputy Clerk</p>
<p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-094215 - MaM July 4, 11, 202525-02413L</p>					

FIRST INSERTION					
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No.: 24-CA-7366</p> <p>VILLAGE CREEK CONDOMINIUM ASSOCIATION, INC.</p> <p>Plaintiff, v.</p> <p>JAMES P. BARRY and UNKNOWN TENANTS OR OCCUPANTS IN POSSESSION</p> <p>Defendants,</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Partial Final Judgment of Foreclosure entered on June 23, 2025, in Case No. 24-CA-7366, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Village Creek Condominium Association, Inc is the Plaintiff, and James P. Barry and Unknown Tenants or Occupants in Possession, n/k/a Marcos Titolio, Sandra Viaga, Janyan Duncan a/k/a Riante Jawuan Duncan, David Camillo, Johnny Mae McDonald, Camilo Silva, and Merianne Byers are the Defendants, the Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on July 24, 2025, the following described properties situated in Lee County, Florida:</p> <p>Condominium Unit No. 203, Building 2835, of Village Creek,</p>	<p>a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01902.0203</p> <p>Property address: 2835 Winkler Ave., Unit 203, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 206, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01902.0206</p> <p>Property address: 2835 Winkler Ave., Unit 206, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 207, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all</p>	<p>amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01902.0207</p> <p>Property address: 2835 Winkler Ave., Unit 207, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 214, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01902.0214</p> <p>Property address: 2835 Winkler Ave., Unit 214, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 306, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements</p>	<p>appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01903.0306</p> <p>Property address: 2845 Winkler Ave., Unit 306, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 319, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01903.0319</p> <p>Property address: 2845 Winkler Ave., Unit 319, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 401, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01904.0401</p> <p>Property address: 2865 Winkler</p>	<p>Ave., Unit 401, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 402, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01904.0402</p> <p>Property address: 2865 Winkler Ave., Unit 402, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 407, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01904.0407</p> <p>Property address: 2865 Winkler Ave., Unit 407, Fort Myers, FL 33916</p> <p>-and-</p> <p>Condominium Unit No. 502,</p>	<p>Building 2875, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Property Identification No.: 31-44-25-P1-01905.0502</p> <p>Property address: 2875 Winkler Ave., Unit 502, Fort Myers, FL 33916</p> <p>Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>WITNESS my hand and the official seal of the Court on 06/26/2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T Mann As Deputy Clerk</p> <p>Robert J. Hynds, Esq., Counsel for Plaintiff 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hyndslaw.com July 4, 11, 2025</p> <p>25-02429L</p>

FIRST INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 24-CA-007352</p> <p>WILMINGTON SAVINGS FUND SOCIETY,FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs.</p> <p>SUMMIT CREST CAPITAL, LLC F/K/A CALCAP, LLC; DAVID CHESTER HELM, II; DAVID CHESTER HELM, II, TRUSTEE OF THE DAVID C. HELM II FAMILY TRUST, DATED APRIL 20, 2022; MAYFLOWER CAPITAL COMPANY; KAS TWIN OAKS LLC; WELL TPI JV LLC; MRP PROPERTIES LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed</p>	<p>May 27, 2025 and entered in Case No. 24-CA-007352, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY,FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and DAVID CHESTER HELM, II; DAVID CHESTER HELM, II, TRUSTEE OF THE DAVID C. HELM II FAMILY TRUST, DATED APRIL 20, 2022; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; SUMMIT CREST CAPITAL, LLC F/K/A CALCAP, LLC; MAYFLOWER CAPITAL COMPANY; KAS TWIN OAKS LLC; WELL TPI JV LLC; MRP PROPERTIES LLC; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:</p>	<p>LOT 27 AND 28 SUNSET COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 107, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>Dated this 30 day of June, 2025.</p> <p>KEVIN C. KARNES As Clerk of said Court (SEAL) By T Mann As Deputy Clerk</p>	<p>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.: 24-01276 BSI V6.20190626 July 4, 11, 202525-02442L</p>
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.: 24-01276 BSI V6.20190626 July 4, 11, 202525-02442L			

FIRST INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CA-000798</p> <p>LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NEVA I. KING, DECEASED, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2025, and entered in 24-CA-000798 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-</p>	<p>RIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NEVA I. KING, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAWMILL VILLAS CONDOMINIUM ASSOCIATION, INC.; COLIN KING; DUNCAN E. KING 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>UNIT NO 2 OF BUILDING 10002, OF SAWMILL VILLAS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1582 AT PAGE 1783 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND</p>	<p>ANY AND ALL EXHIBITS AND AMENDMENTS THERETO.</p> <p>Property Address: 5709 FOXLAKE DR. APT. 2, NORTH FORT MYERS, FL 33917</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this day of 06/25/2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: Tonya Mann As Deputy Clerk</p>	<p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-171916 - MaM July 4, 11, 202525-02414L</p>
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-171916 - MaM July 4, 11, 202525-02414L			

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-004092 M&T BANK, Plaintiff, vs. NANCY KULESZA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2025 in Civil Case No. 24-CA-004092 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein M&T BANK is Plaintiff and Nancy Kulesza, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24 day of July, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: A PARCEL OF LAND LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND KNOWN AS: BEING LOT NUMBER 7 AND LOT NUMBER 8, BLOCK 1756, IN UNIT 45, CAPE CORAL SUBDIVISION, AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 21, PAGES 122 TO 134 OF LEE COUNTY RECORDS. Address: 3811 SW 6th Pl, 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 before the clerk reports the surplus as unclaimed. Dated this 25 day of June, 2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-09343FL July 4, 11, 2025	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-005366 LOAN FUNDER LLC, SERIES 66632, Plaintiff, vs. OAK INVESTMENTS BH LLC, a Florida Limited Liability Company; HAIM DROR OHANA; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on June 24, 2025 in the Civil Case No. 24-CA-005366 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes, will on JULY 24, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida: Lots 7 and 8, Block 5252, Cape Coral Unit 82, according to the Plat thereof, as recorded in Plat Book 24, Pages 113, Public Records of lee County, Florida Property address: 4209 NW 20th Terrace, Cape Coral, FL 33993 Folio Number: 10010675 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 06/26/2025 Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann Tiffani N Brown Law, PLLC 12574 Flagler Center Blvd Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.com Attorneys for Plaintiff July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-005032 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RODRIGO MUNOZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June, 9, 2025, and entered in Case No. 2024-CA-005032 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Rodrigo Munoz; Astrid Pacheco; Erick Padilla; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 24th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure: LOTS 49 AND 50, BLOCK 2436, CAPE CORAL UNIT 34, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 74 THROUGH 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 337 NE 14TH TER CAPE CORAL FL 33909 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this 27 day of June, 2025. T Mann Clerk of the Circuit Court Lee County, Florida (SEAL) By: T Mann Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN - 24-009622 July 4, 11, 2025	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-004961 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. MIGUEL GOMEZ, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated April 17, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com, on July 17, 2025, at 09:00 AM the following described property: Lot 1, LOCHMOOR UNIT 2, a subdivision according to the plat thereof, as recorded in Plat Book 28, at Pages 116 and 117, of the Public Records of Lee County, Florida.. Property Address: 5481 BURNHAM CT, NORTH FORT MYERS, FL 33903 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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. WITNESS my hand on 27 day of June, 2025. T Mann Deputy Clerk of Court, Lee County (COURT SEAL) MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff 100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 24-01927 July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-001367 PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. CONCORDIA AT CAPE CORAL CONDOMINIUM ASSOCIATION, INC.; WYATT JERDAN; JEFFREY CHANDLER; SHARON LEE CHANDLER; THE UNKNOWN SPOUSE OF JEFFREY CHANDLER; THE UNKNOWN SPOUSE OF SHARON LEE CHANDLER; THE UNKNOWN SPOUSE OF WYATT JERDAN; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: JEFFREY CHANDLER LAST KNOWN ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 CURRENT ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 TO: THE UNKNOWN SPOUSE OF JEFFREY CHANDLER LAST KNOWN ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 CURRENT ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows: UNIT NO. 2803, CONCORDIA AT CAPE CORAL, A	CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2006000353492, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Property address: 1782 Concordia Lake Circle, 2803, Cape Coral, FL 33909 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, within thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DATED this the day of 7-1-2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N Wright Angad Deputy Clerk Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-001274-1 July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001749 Division Probate IN RE: ESTATE OF ROGER DOUGLASS BALLENTINE, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of Roger Douglass Ballentine, deceased, whose date of death was March 2, 2025, and the last four digits of whose social security number are 0376 is pending in the Circuit Court of Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was March 2, 2025. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025. Person Giving Notice: Constance Harris 10318 Sandy Hollow Lane Bonita Springs, FL 34135 Attorney for Person Giving Notice: Noelle M. Melanson Esquire Melanson Law PA Attorney for Personal Representative Florida Bar Number: 676241 1430 Royal Palm Sq. Blvd., Suite 103 Fort Myers, FL 33919 Telephone: 239-689-8588 Facsimile: 239-734-5031 Primary E-Mail: noelle@melansonlaw.com Secondary E-Mail: pleadings@melansonlaw.com July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-001847 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ARTHUR E. SOULIS; et al., Defendants. TO: Arthur E. Soulis 537/39 Oakfield Ave. S. Lehigh Acres, FL 33936 Unknown Spouse of Arthur E. Soulis 537/39 Oakfield Ave. S. Lehigh Acres, FL 33936 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 11, BLOCK 23, A RE-PLAT OF PART OF LEHIGH ACRES	SECTION 13, TOWNSHIP 45 S., RANGE 27 E., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 56, 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 J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 30 day of June, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap Deputy Clerk J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 LLS14356-Soulis July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION 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 RONALD R. NESPOR, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002037 Division: Civil Judge Alane C. Laboda 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 Ronald R. Nespor, deceased, et al. Defendants. To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST RONALD R. NESPOR, DECEASED 7057 NORTH SERENOA DRIVE SARASOTA, FL 34241 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST RONALD R. NESPOR, DECEASED, and all parties having or claiming to have any right, title or in-	terest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5282L, Week 26, 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.: 09-4052 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 30 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 25-005791_MAG July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-002004 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. SUSAN PATRICIA NOONAN A/K/A SUSAN NOONAN, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RALPH K CALITRI A/K/A RALPH KEITH CALITRI A/K/A RALPH CALITRI, WETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE RALPH K CALITRI TRUST DATED FEBRUARY 7, 2022, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:	LOT 14, OF ROYAL PALM, ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2018000174426, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. WITNESS my hand and seal of this Court this 30 day of June, 2025 Kevin C. Karnes CLERK OF COURT OF LEE COUNTY (SEAL) By: K. Shoap As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11494FL July 4, 11, 2025

FIRST INSERTION	FIRST INSERTION
AMENDED NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 24-CC-007103 TRUIST BANK, Plaintiff, vs. CARLO MANGIAVILLANO, Defendant. TO: CARLO MANGIAVILLANO: LAST KNOWN ADDRESS: 6200 Arbor Avenue Fort Myers, Florida 33905 YOU ARE HEREBY NOTIFIED that an action for replevin related to personal property as more fully described as a 2019 Dodge Ram 1500, Vehicle Identification No. 1C6RR6KT8KS545840 has been filed against you and the other defendants referenced above, and you are required to serve a copy of your written defenses to it, if any, on Robert A. Neilson, Esq., the Plaintiff's attorney, whose address is Burr & Forman LLP, 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202, on or before August 11, 2025 and file your original written defenses with the Clerk of the 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 Verified 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 30 day of June, 2025. Kevin C. Karnes As Clerk of said Court (SEAL) By: K. Shoap As Deputy Clerk Robert A. Neilson, Esq. BURR & FORMAN, LLP 50 North Laura Street, Suite 3000 Jacksonville, FL 32202 Phone: (904) 232-7200 Fax: (904) 232-7201 rneilson@burr.com jenasmith@burr.com Counsel for Plaintiff 60772783 v1 July 4, 11, 18, 25, 2025

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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 OASIS OUTDOORS located 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 1st day of July, 2025.

OASIS OUTDOOR LIFESTYLES LLC
CORY ROYER

July 4, 202525-02452L

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 LRP Drafting located at 8449 Matanzas Rd in the City of Fort Myers, Lee County, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025.

Logan Peterson

July 4, 202525-02468L

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Kecey Megjill - Salon equipment. Scott Bremner-Household items. Ashley Williams - household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-02460L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 2025-CP-2028
Division: Probate
IN RE: ESTATE OF WILLIAM PIERRE BURDETTE
Deceased.

The administration of the estate of WILLIAM PIERRE BURDETTE, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 4, 2025.

LYNN A. BURDETTE
Personal Representative
ADAM M. GROSS, ESQ.
Florida Bar No. 114922
E-mail: agross@crewlawfl.com
Secondary Email: jhendrickx@crewlawfl.com
Attorney for Personal Representative
CREW LAW, P.A.
1333 3rd Ave. S., Suite 505
Naples, FL 34102
Telephone: 239-790-8133
Facsimile: 239-230-2078
July 4, 11, 202525-02466L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-1962
IN RE: ESTATE OF CELESTE M. FROST
DECEASED.

The administration of the estate of Celeste M. Frost, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. Fort Myers, FL. 3901. The name and address for the attorney of the estate 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF NOTICE.

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

NOT WITHSTANDING 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 July 4, 2025.

Cassidy B. Thomson, Esq
(FBN:1028248)
LCS LAW, LLC
5660 STRAND COURT #318
Naples, Florida 34110
Telephone: 239-231-8505
cassidy@lcsnaples.com
July 4, 11, 202525-02465L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1782
IN RE: ESTATE OF GEORGE N. GAGLIARDI,
Deceased.

The administration of the estate of GEORGE N. GAGLIARDI, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 4, 2025.

Signed on this 2nd day of July, 2025.

PETER N. GAGLIARDI
Personal Representative
129 Centre Street
Haddonfield, NJ 08033
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar No. 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Email: Nicole@lawswfl.com
Secondary Email: Victoria@lawswfl.com
July 4, 11, 202525-02473L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-1984
Division: Probate
IN RE: ESTATE OF FLORENCE T. WILLIAMS
Deceased.

The administration of the estate of Florence T. Williams, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
Kirkley R. Williams, Jr.
1028 Sand Castle Rd
Sanibel, Florida 33957
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail: bmerhige@sbshlaw.com
July 4, 11, 202525-02455L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2030
Division Probate
IN RE: ESTATE OF HAROLD EDWARD BARTLETT,
A.K.A. HAROLD E. BARTLETT
Deceased.

The administration of the estate of HAROLD EDWARD BARTLETT, a.k.a. HAROLD E. BARTLETT, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
CHERYL ANN ROZSAS
756 Canyon St., #2
Lander, Wyoming 82520
Attorney for Personal Representative:
Brandon R. Bytnar, Esq.
Attorney
Florida Bar Number: 66365
The Law Office of Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
Secondary E-Mail: sasha@bytnarlaw.com
July 4, 11, 202525-02449L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP- 1981
Division: Probate
IN RE: ESTATE OF CLARE A. PASSARELLA
Deceased.

The administration of the estate of Clare A. Passarella, deceased, whose date of death was May 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
Roger S. Passarella
2920 W. Gulf Drive
Sanibel, Florida 33957
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail: bmerhige@sbshlaw.com
July 4, 11, 202525-02450L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001869
Division P(7)
IN RE: ESTATE OF CHARLES MICHAEL BYE,
A/K/A CHARLES M. BYE
Deceased.

The administration of the estate of CHARLES MICHAEL BYE A/K/A CHARLES M. BYE, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 July 4, 2025.

Personal Representative:
DIANE L. BYE
819 Tulip Lane
Sanibel, FL 33957
Attorney for Personal Representative:
STEPHEN P. HOLMGREN
Florida Bar No. 117761
Purcell, Flanagan & Hay, P.A.
1548 Lancaster Terrace
Jacksonville, FL 32204
Telephone: (904) 355-0355
E-Mail Addresses: sholmgren@pfhglaw.com
twood@pfhglaw.com
lbrown@pfhglaw.com
July 4, 11, 202525-02451L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-001889
IN RE: THE ESTATE OF KENNETH W. O'MALLEY,
Deceased.

The administration of the Estate of Kenneth W. O'Malley, deceased, whose date of death was March 25, 2025, File Number 25-CP-001889, is pending in the Circuit Court for Lee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Lee County, Probate Division, 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001983
Division: PROBATE
IN RE: ESTATE OF CAROL A. BECK
Deceased.

The administration of the estate of CAROL A. BECK, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
ERIC F. BECK
58 San Souci Dr.
South Hadley, Massachusetts 01074
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail: kaye@byrskilaw.com
July 4, 11, 202525-02470L

FIRST INSERTION

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 July 4, 2025.

Personal Representative
EILEEN ORLOWSKI
Personal Representative
2461 Hopefield Court
Cape Coral, FL 33991
Attorney for Personal Representative
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryyslulaw@gmail.com
July 4, 11, 202525-02456L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-002491

SAILFISH SERVICING, LLC PLAINTIFF, VS.

P & M ASSET MANAGEMENT LLC A/K/A P&M ASSET MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY AND RBV PROPERTY MANAGEMENT, INC., A NEW YORK LIMITED LIABILITY COMPANY, ET AL., DEFENDANT(S).

To: RBV Property Management, Inc., a New York Limited Liability Company C/o Authorized Agent, Chief Legal Officer, General Counsel & Corporate Secretary

Last Known Address: 75 N Central Ave , Elmsford, NY 10523

Current Residence: UNKNOWN

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

LOT 36 AND 37, BLOCK 3942, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 79-91, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210

N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 01 day of July, 2025.

KEVIN C. KARNES
As Clerk of Court

(SEAL) By: N Wright Angad
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,
210 N. University Drive, Suite 900, Coral Springs, FL 33071
25FL935-0135
July 4, 11, 2025

25-02472L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-001914

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LINDA JANE DANDREA, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Linda Jane Dandrea, Deceased

Last Known Residence: Unknown

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

LOT 57, BLOCK 7015, HEATH-

ERWOOD LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 20 THROUGH 25, INCLUSIVE, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 07/01/2025.

Kevin C. Karnes
As Clerk of the Court

(SEAL) By: N Wright Angad
As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444
1190-1631B
Ref# 11774
July 4, 11, 2025

25-02453L

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

11/8/23 1:20

FIRST INSERTION

NOTICE OF SALE

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

FORECLOSURE DIVISION

CASE NO.: 24-CC-006101

LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v.

MICHAEL J. JOSEFIK, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure

UNIT NO. 201, BUILDING 1, PHASE 1, OF CASA BELLA CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RE-

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED

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

GENERAL CIVIL DIVISION

CASE NO.: 25-CA-003069

DIVISION: CIVIL

VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, vs.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT BONDS OR TO BE AFFECTED IN ANY WAY

entered on 04/10/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

UNIT NO. 201, BUILDING 1, PHASE 1, OF CASA BELLA CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RE-

THEREBY:

Victory Park Community Development District (the "District") having filed its Complaint for Bond Validation of not to exceed \$529,670,000 principal amount of Victory Park Community Development District Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing and equipping certain capital projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein and others having or claiming any right, title or interest in property to be affected by the issuance of the Victory Park Community Development District Bonds or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 10th day of September, 2025, at the hour of 10:00 a.m., and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Fifteen (15) minutes have been set aside to consider

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 25-CA-002387

LOANDEPOT.COM, LLC, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONALD EDWARD TAYLOR, DECEASED; CLEUSA TAYLOR; DONNA TAYLOR; CHRISTA SEWELL; CLEUSA TAYLOR, NATURAL GUARDIAN OF BRANDON WILLIAM TAYLOR, A MINOR; ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KAREN MICHELLE GARZA, DECEASED; MICHAEL CLEMENTS; TIFFANY SPIERS; TD BANK USA, N.A.; AQUA FINANCE INC.; MV REALTY PBC, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):

ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONALD EDWARD TAYLOR, DECEASED (LAST KNOWN ADDRESS)

1014 NORTHWEST 18TH AVENUE CAPE CORAL, FLORIDA 33993

ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KAREN MICHELLE GARZA, DECEASED (LAST KNOWN ADDRESS)

1014 NORTHWEST 18TH AVENUE CAPE CORAL, FLORIDA 33993

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

LOTS 67 AND 68, BLOCK 3813, UNIT 52, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 THROUGH 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1014 NORTHWEST 18TH AVENUE, CAPE CORAL, FLORIDA 33993

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 01 day of July, 2025.

KEVIN C. KARNES
As Clerk of the Court

(SEAL) By N Wright Angad
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
25-00100 LND
July 4, 11, 2025

25-02463L

FIRST INSERTION

CORDS BOOK 1432, PAGE 848, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 16380 Dublin Cir., #201, Fort Myers, FL 33908

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 9:00 a.m., on July 31, 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.

A copy of this notice shall be published in the Business Observer.

Dated this 1 day of July, 2025.

(SEAL) By: T Mann

Kevin C. Karnes, Clerk of Court

Leland Wilson, Esq.
leland@associationlegalservices.com,
bilma@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907
July 4, 11, 2025

25-02448L

FIRST INSERTION

this matter on said date and time before Judge Kyle S. Cohen (JACS confirmation number 993859). The hearing will be conducted via Zoom videoconferencing technology which may be accessed, without charge to the participant using the following information:

The Zoom link is https://zoom.us/j/8966003281. The Zoom Meeting ID is 896 600 3281.

Below please find the Zoom meeting information for the Hearing scheduled before Judge Cohen:

Join Zoom Meeting
https://zoom.us/j/8966003281
Meeting ID: 896 600 3281

One tap mobile

+17866351003,,8966003281# US (Miami)

+16513728299,,8966003281# US (Minnesota)

Dial by your location

+1 786 635 1003 US (Miami)

+1 651 372 8299 US (Minnesota)

+1 267 831 0333 US (Philadelphia)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 470 250 9358 US (Atlanta)

+1 470 381 2552 US (Atlanta)

+1 646 518 9805 US (New York)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 602 753 0140 US (Phoenix)

+1 669 219 2599 US (San Jose)

+1 669 900 9128 US (San Jose)

+1 720 928 9299 US (Denver)

+1 971 247 1195 US (Portland)

+1 206 337 9723 US (Seattle)

+1 213 338 8477 US (Los Angeles)

• +48 22 398 7356 Poland

• +48 22 306 5342 Poland

• +48 22 307 3488 Poland

Meeting ID: 896 600 3281

Find your local number: https://zoom.us/u/ahPMdf6h

Join by SIP

8966003281@10.212.72.197

• 8966003281@10.90.11.41

Join by H.323

• 10.212.72.197

• 10.90.11.41

Meeting ID: 896 600 3281

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published for general circulation in Lee County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

DONE AND ORDERED at the Courthouse in Lee County, Florida.e

Kyle S. Cohen,
Circuit Court Judge
rdw4i+LH

25-CA-003069 07/01/2025 14:03:22

Electronic Service List:

Gregory L. Urbancic
<gurbancic@cyklawfirm.com>

Gregory L. Urbancic
<mjohnson@cyklawfirm.com>

Meagan E. Magaldi, Esq.
<MMagaldi@cyklawfirm.com>

Meagan Elizabeth Magaldi
<mmagaldi@cyklawfirm.com>

Meagan Elizabeth Magaldi
<cykservice@cyklawfirm.com>

July 4, 11, 2025

25-02469L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-002549

LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS.

CHRISTOPHER VAZQUEZ A/K/A CHRISTOPHER S. VAZQUEZ AND STEPHANIE VAZQUEZ A/K/A STEPHANIE C. VAZQUEZ, ET AL., DEFENDANT(S).

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 3541 Santa Fe Trail Atlanta, GA 30340

Current Residence: UNKNOWN

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 15 Delafield Street Brunswick, NJ 08901

Current Residence: UNKNOWN

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 831 S Flores Street Ste 2206 San Antonio, Texas 78204

Current Residence: UNKNOWN

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 3400 S Kofa Drive Apt 188 Flagstaff, Arizona 86005

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 3541 Santa Fe Trail Atlanta, GA 30340

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 15 Delafield Street Brunswick, NJ 08901

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TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 3541 Santa Fe Trail Atlanta, GA 30340

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 15 Delafield Street Brunswick, NJ 08901

Current Residence: UNKNOWN

TO: Christopher Vazquez A/K/A Christopher S. Vazquez

Last Known Address: 831 S Flores Street Ste 2206 San Antonio, Texas 78204

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 day of 7-1-2025.

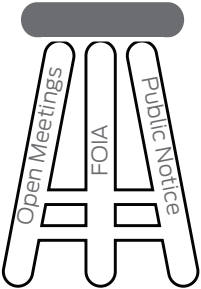
KEVIN C. KARNES
As Clerk of Court
(SEAL) By: N Wright Angad
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,
210 N. University Drive, Suite 900, Coral Springs, FL 33071
25FL801-0024
July 4, 11, 2025

25-02471L

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency



This is not about “newspapers vs the internet”.

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

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




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

prevent government officials from hiding information


they would prefer the public not to see

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


essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free







Newspapers remain the primary vehicle for public notice in


all 50 states


Types Of Public Notices


Citizen Participation Notices


- 


Government Meetings and Hearings
- 


Land and Water Use
- 

Meeting Minutes or Summaries
- 

Creation of Special Tax Districts
- 


Agency Proposals
- 


School District Reports
- 


Proposed Budgets and Tax Rates
- 


Zoning, Annexation and Land Use Changes

Commercial Notices

- 


Unclaimed Property, Banks or Governments
- 


Delinquent Tax Lists, Tax Deed Sales
- 


Government Property Sales
- 


Permit and License Applications


Court Notices

- 

Mortgage Foreclosures
- 

Name Changes
- 

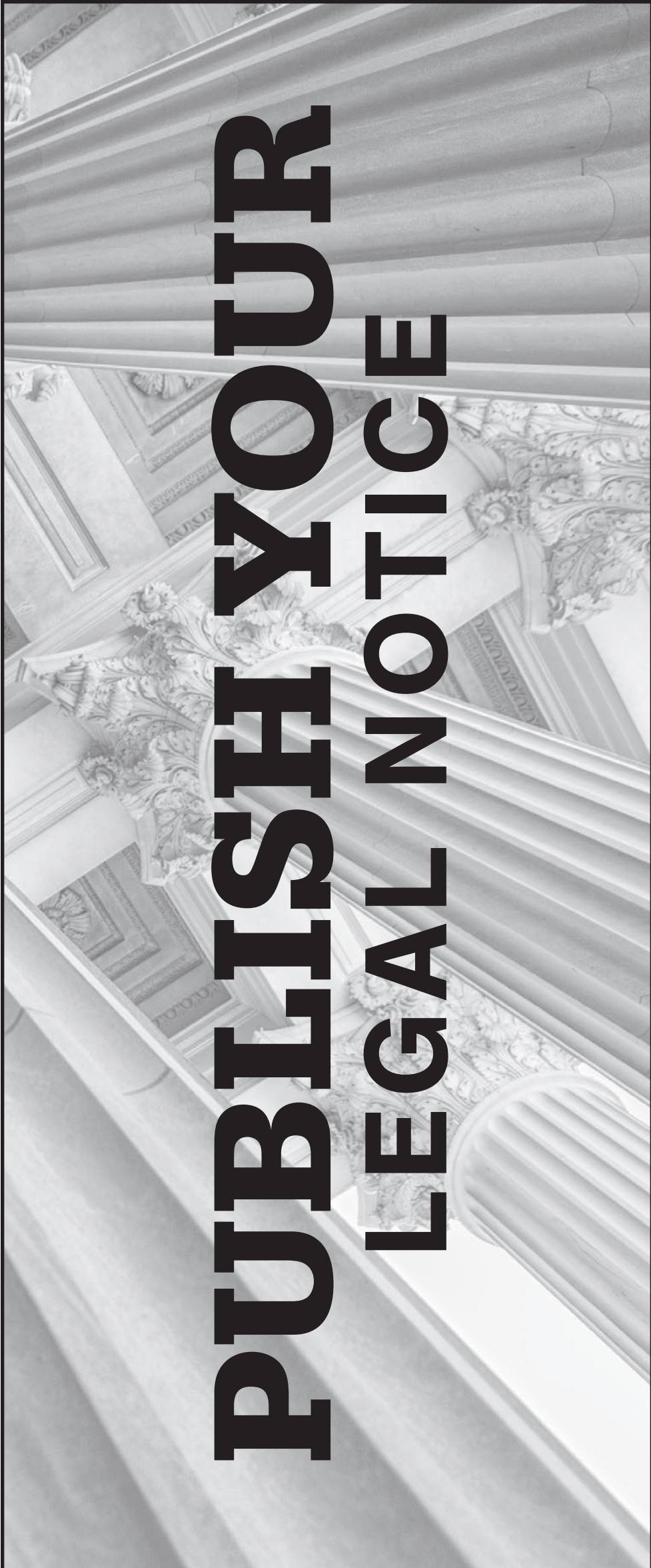
Probate Rulings
- 

Divorces and Adoptions
- 

Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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



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

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

Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

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

CASE NO.: 24-CA-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.

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.
1701 West 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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
at

The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2125-Anastasia Ayala-
Couches, dresser, stereo, mattress, boxspring, bed frame, clothing
Unit 2048-Shakira Chery-Mattress, couch, headboard, patio furniture, televisions, washing machine, clothing, shoes
Unit 3216-Minerva Garcia-Dining room table, flat top grill, dolley
Unit 2109-Nereida Montanez-Dressers, bed frame, mirror
Jun. 27; Jul. 4, 2025 25-02342L

SECOND 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 assorted BBQ Grills, New BBQ Tools & Accessories; Unit 4521 Andy Faherty: Samsung Curved TV, Luggage, Power Tools, Beach Chairs, Golf Accessories, Clothing; Unit 3047 Karen Ryan: Suede Sofa/couch, Mattress, Ottoman, Bedframe; Unit 4117 Michele Delarm: Clothing, Totes, Bags; Unit 2071 Mar Morillon: Vizio 4K TV, Lamps, Boxes, Bags, Metal Chairs, Couch/cushions, HP Desktop Computer. Clothing; Unit 2705 Crystal Thomas: Totes, Luggage, Walker, Bedroom Furniture, Car Ramps, Small Microwave, Tool Box, Dell Monitor, Wooden Chairs, Trunk, Fishing Poles, Clothing; Unit 3319 Tania Valdes: Mattress, Bags, Plastic Table, Packing Boxes, Clothing; Unit 4008 Melanie Block: Mattress, Boxspring, Children's Toys & Clothing, Crib Mattress, Wall Mirror, Boxes, Bags, Table; Unit 4510 Christian Santiago: Fan, Folding Chair/ Table, Pillows, Clothing, Ninja Air Fryer, Pressure Cooker; Unit 4708 Sean Lintner: Ladder, Clothing, Boxes, Sony Stereo Components/Speakers, Sony DVD Player, Boxspring/Mattress, Car seat, PS3, Bags, Tables
Jun. 27; Jul. 4, 2025 25-02321L

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

SAVE
TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SECOND INSERTION																							
<p>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</p> <p>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.</p> <p>Property includes the storage unit contents belonging to the following tenants at the following locations:</p> <p>Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971</p> <p>The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 07/15/2025 at 10:30am</p> <table><tr><th>Occupant Name</th><th>Unit</th><th>Description of Property</th></tr><tr><td>Ashley Williams</td><td>02002</td><td>Household Items</td></tr><tr><td>Michael Kofke, Michael Koske</td><td>02003</td><td>Household Items</td></tr><tr><td>Josue Sanz</td><td>04032</td><td>Household Items</td></tr><tr><td>Jeff Paul</td><td>05019</td><td>Household Items</td></tr><tr><td>Manuel Gonzalez</td><td>05120</td><td>Household Items</td></tr><tr><td>Matthew Chambers</td><td>06063</td><td>Household Items</td></tr></table> <p>June 27; July 4, 2025</p>			Occupant Name	Unit	Description of Property	Ashley Williams	02002	Household Items	Michael Kofke, Michael Koske	02003	Household Items	Josue Sanz	04032	Household Items	Jeff Paul	05019	Household Items	Manuel Gonzalez	05120	Household Items	Matthew Chambers	06063	Household Items
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Jeff Paul	05019	Household Items																					
Manuel Gonzalez	05120	Household Items																					
Matthew Chambers	06063	Household Items																					
25-02311L																							
FOURTH INSERTION																							
<p>AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LUCIE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-006911 U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Petitioners, vs. GERMAN GONZALEZ FERNANDEZ MELVIN HORACIO PARAMANO RIVERO YORDANY MOLLINEDO SALAZAR YORDANY MOLLINEDO REYES Respondent. To the following Defendant: 1) GERMAN GONZALEZ FERNANDEZ Last Known Address: 213 Oregon Way, Lehigh Acres, FL 33936 2) GERMAN GONZALEZ FERNANDEZ Last Known Address: 4118 3RD Street W, Lehigh Acres, FL 33971 3) GERMAN GONZALEZ FERNANDEZ Last Known Address: 2853 Cross Lane Drive, W-#C, West Palm Beach, FL 33415 YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about January 17, 2024 in Lehigh Acres, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 201 Alhambra Circle, Suite 410, Coral Gables, Florida 33134 on or before a date July 14, 2025 which</p>																							
is within thirty (30) days after the first publication of this Notice in Miami Community News and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Peticion.																							
<p>This notice is provided pursuant to Administrative Order No. 07-97-32-05</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations 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.</p> <p>WITNESS my hand and the seal of this Court this 06/04/2025</p> <p>Kevin C. Karnes Clerk of the Court (SEAL) By K Harris As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Petitioners, 201 Alhambra Circle, Suite 410, Coral Gables, Florida 33134 25-112023FL Jun. 13, 20, 27; Jul. 4, 2025</p>																							
25-02104L																							
SECOND INSERTION																							
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-012778 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2024, and entered in 23-CA-012778 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA R. ELWELL, DECEASED; KIMBERLY J. DUNWIDDIE; GREGORY J. ELWELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROYAL WOODS CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOW:</p>																							
STARTING AT THE NORTH-EAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS W ALONG THE NORTH LINE OF SAID FRACTION OF A 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ISLAND PARK ROAD; THENCE CONTINUE N 89 DEGREES 58 MINUTES 21 SECONDS W ALONG SAID FRACTIONAL LINE FOR 541.00 FEET; THENCE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 72.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 0 DEGREES 01 MINUTE 39 SECONDS W FOR 34.00 FEET; THENCE N 89 DEGREES 58 MINUTES 21 SECONDS W FOR 46.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 39 SECONDS E FOR 34.00 FEET; THENCE S 89 DEGREES 58 MINUTES 21 SECONDS E FOR 46.00 FEET TO THE POINT OF BEGINNING.																							
<p>Property Address: 6366 ROYAL WOODS DRIVE, FORT MYERS, FL 33908</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 20 day of June, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-107160 - MaM Jun. 27; Jul. 4, 2025</p>																							
25-02337L																							
SECOND INSERTION																							
<p>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:</p> <p>Lot 2, Tract 1, of Kelly Greens Single Family Condominium I, according to the Declaration of Condominium thereof, recorded in Official Records Book 1959,</p>																							
Pages 2849 through 2904, inclusive, of the Public Records of Lee County, Florida. Parcel ID #: 01-46-23-03-00001.0020 Property Address: 12730 Kelly Palm Drive, Fort Myers, FL 33908 At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com , at 9:00 a.m. on July 24, 2025, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. Dated: 06/20/2025																							
Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann Deputy Clerk																							
Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 Jun. 27; Jul. 4, 2025																							
25-02336L																							
SECOND INSERTION																							
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-2561 HARBOR SOUTH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF DOREEN WARNER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOREEN WARNER; UNKNOWN SPOUSE OF DOREEN WARNER; UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants. TO: ESTATE OF DOREEN WARNER; UNKNOWN SPOUSE OF DOREEN WARNER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOREEN WARNER Last Known Address: 1766 Cape Coral Parkway East #103 Cape Coral, FL 33904 YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named</p>																							
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.																							
<p>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.</p> <p>DATED on this 19th day of June, 2025.</p> <p>Kevin C. Karnes, Clerk of the Court (SEAL) By K Harris As Deputy Clerk</p> <p>Dominick Mezzoline, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 dmezzoline@popemazzara.com; gretchenkrohn@popemazzara.com Jun. 27; Jul. 4, 2025</p>																							
25-02320L																							
SECOND INSERTION																							
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-005615 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MV REALTY PBC, LLC; MAGNA ROOFING LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WILLIAM E. PETERSON; LAWRENCE E. PETERSON, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 30, 2025 and entered in Case No. 24-CA-005615, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-</p>																							
ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE W. PETERSON, DECEASED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WILLIAM E. PETERSON; LAWRENCE E. PETERSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MV REALTY PBC, LLC; MAGNA ROOFING LLC; are defendants.																							
<p>KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 21 AND 22, BLOCK 4540, UNIT 44, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 113 TO 121, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>Dated this 19 day of June, 2025.</p> <p>KEVIN C. KARNES As Clerk of said Court (SEAL) By E. Windler As Deputy Clerk</p>																							
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																							
SECOND INSERTION																							
<p>NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002101 MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown) YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite</p>																							
310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.																							
<p>WITNESS my hand and seal of this Court on June 17, 2025.</p> <p>Kevin C. Karnes Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk</p> <p>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</p>																							
25-02273L																							
FOURTH INSERTION																							
<p>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:</p>																							
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").																							
<p>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.</p> <p>DATED this 6th day of June 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap As Deputy Clerk</p>																							
J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 June 13, 20, 27; July 4, 2025																							
25-02120L																							
SECOND INSERTION																							
<p>Notice of Public Auction for monies due on storage units. The auction will be held on JULY 14, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.</p>																							
4340 Kernel Cir Fort Myers, FL 33916																							
Lee UNIT	BALANCE																						
Jackie Coleman	7170	247.30																					
Amanda Martinez	7195	295.10																					
Kimberly ware	7137	423.80																					
Marvin Sanchezolarte	6102	749.45																					
Joan Richards-Summers	7146	500.14																					
Zoy Torres	6020	448.95																					
LE'VONTE KERR	8011	323.30																					
11401 S. Cleveland Ave. Fort Myers, FL 33907	Lee UNIT	BALANCE																					
Tyshon carpenter	1048	266.28																					
4457 Kernel Cir Fort Myers, FL 33916	Lee UNIT	BALANCE																					
JARELL SAFFORD	5053	325.90																					
QUIDAESHA THOMAS	1127	587.21																					
RICHARD DANIELS	5074	313.04																					
TIMOTHY MONROE	1115	611.06																					
FELICIA CALHOUN	2011	247.95																					
MOSHE BEHAR	2106	393.04																					
DEBRA JACKSON	2105	393.04																					
JORGE LEONARDO DIAZ	2099	261.80																					
ARIAS DIXON	2140	525.71																					
LEQUANDE MCKNIGHT																							
SANTIAGO	0114	479.64																					
Bonesha Fletcher	2081	325.85																					
16901 N. ClevelandAve. North Fort Myers, FL 33903	Lee UNIT	BALANCE																					
Jerry Upchurch	2098	352.60																					
KRISTEN ADAMS	1163	425.80																					
christy strozier	3150	1145.80																					
INGRID PINEDA DE RAUDALES	1357	213.14																					
Ednisha Edwards	1001	602.64																					
SCOTT WILBUR	3280	318.95																					
maria Gomez	1134	858.56																					
MAYA SANCHEZ	1108	571.85																					
Stephen Robinson	1283	306.56																					
Chris ortiz	1274	398.81																					
Yuselys Toledo Millares	1231	274.64																					
NORMA WILCOX	1310	213.14																					
kellie clayton	2166	602.60																					
Orlando Moore	1209	595.55																					
June 27; July 4, 2025																							
25-02345L																							

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--- ACTIONS ---

SECOND 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 Immokalee 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
THIRD 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 SOUZA, 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 resulting from a motor vehicle accident that occurred on or about December 5, 2023, in Lee County, Florida. You are required to serve a copy of your written defenses, if any, to the Complaint on the Plaintiff's attorney, Geoffrey Levy, Esq., The Levy Firm PLLC, 5255 N. Federal Highway, Suite 220, Fort Lauderdale, FL 33309, telephone (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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1918 Division Probate IN RE: ESTATE OF MAHILENA DIANZ Deceased. The administration of the estate of Mahilena Dianz, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Gabriel Loor 4126 Tartan Lane Houston, Texas 77025 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com Jun. 27; Jul. 4, 2025 25-02334L
SECOND INSERTION
NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-1951 IN RE: ESTATE OF NORMA JEAN GREENBERG, Deceased. NORMA JEAN GREENBERG, a resident of Lee County, Florida, who died on the 31st day of May, 2025, was the Settlor of a trust entitled the NORMA JEAN GREENBERG TRUST dated the 20th day of October, 1992, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. The name and address of the trustee are set forth below. The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative. Signed on the 19th day of June, 2025. /s/ Mark A. Greenberg MARK ALAN GREENBERG, trustee 8612 Falisto Place Fort Myers, FL 33912 Jun. 27; Jul. 4, 2025 25-02360L

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-1816 IN RE: ESTATE OF FREDRICK ALAN WAGNER, Deceased. The administration of the estate of FREDRICK ALAN WAGNER, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: /s/ Martin Wagner (May 5, 2025 09:16 PDT) MARTIN WAGNER /s/ Theresa Daniels THERESA DANIELS, ESQ. Fla. Bar No. 84113 Daniels Law, P.A. P.O. Box 570 Bokeelia, FL 33922 Ph: (239) 214-6010 Fax: (239) 214-6073 tad@DanielsLawPA.com jenn@DanielsLawPA.com Attorney for Personal Representative Jun. 27; Jul. 4, 2025 25-02341L
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1882 Division Probate IN RE: ESTATE OF ALBERTA M. MELLINA A/K/A ALBERTA MAE MELLINA Deceased. The administration of the estate of Alberta M. Mellina a/k/a Alberta Mae Mellina, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Michele Ronai Cirabisi 1512 Graduate Court Lehigh Acres, Florida 33971 Attorney for Personal Representative: /s/ Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jun. 27; Jul. 4, 2025 25-02350L

--- ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001910 Division Probate IN RE: ESTATE OF ANN DALTRY WHEALTON Deceased. The administration of the estate of Ann Daltry Whealton, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Tara Daltry Johnson 4539 Vinsetta Avenue North Fort Myers, Florida 33903 Attorney for Personal Representative: Eviana J. Martin, Attorney Florida Bar Number: 36198 Martin Law Firm, PL 3701 Del Prado Blvd S. Cape Coral, Florida 33904 Telephone: (239) 443-1094 Fax: (941) 213-1231 E-Mail: eviana.martin@martinlawfirm.com Jun. 27; Jul. 4, 2025 25-02329L
SECOND INSERTION
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Michele Ronai Cirabisi 1512 Graduate Court Lehigh Acres, Florida 33971 Attorney for Personal Representative: /s/ Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jun. 27; Jul. 4, 2025 25-02350L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE ACTION Case No.: 2025-CP-001924 IN RE: ESTATE OF: JERRY WAYNE MULDER Deceased. The administration of the estate of JERRY WAYNE MULDER, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. DIANN DIRKSEN, Personal Representative 7080 160 th Ave SE Clara City, MN 56222 Attorney for Personal Representative: Nicole Naumann Florida Bar No. 86535 Nicole@naumannlawpa.com Naumann Law, PA 15065 McGregor Blvd 104, Ft Myers, FL 33908 Phone: 239-267-9000 Jun. 27; Jul. 4, 2025 25-02330L
SECOND 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's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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

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

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ESTATE

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

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

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

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

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 1A

Lehigh Acres, Florida 33936

Florida bar No. 0344044

Telephone:(239) 369-5664

E-Mail Address:

ken@kenthompson-lawoffice.com

Jun. 27; Jul. 4, 2025

25-02359L

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

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

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

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

Personal Representative:

/s/ 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:

acroczo@bmdpl.com

4913-7853-7540, v. 1

Jun. 27; Jul. 4, 2025

25-02332L

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

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

Personal 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

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Jun. 27; Jul. 4, 2025

25-02356L

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is June 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

SECOND 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 William S. Bird, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 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

SECOND 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. Colage, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

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@atacauselaw.com

Secondary E-Mail:

rhianna@atacauselaw.com

Jun. 27; Jul. 4, 2025

25-02349L

SECOND 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 PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of 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

SECOND 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of 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

SECOND INSERTION

NOTICE TO CREDITORS

THE administration of the estate Gerard 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

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

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:

acroczo@bmdpl.com

4902-8888-8637, v. 1

Jun. 27; Jul. 4, 2025

25-02351L

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-1594

IN RE: ESTATE OF JEANNIE W. PECK , Deceased.

The administration of the Florida estate 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.

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

The 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,

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-1594

IN RE: ESTATE OF JEANNIE W. PECK , Deceased.

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

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PROBATE DIVISION

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PROBATE DIVISION

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Q&A

What is a public notice?

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

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

IV8237_V34

TAX DEEDS

SECOND INSERTION

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

Tax Deed #:2025000257
NOTICE IS HEREBY GIVEN that Roberta J Foley the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12766
Year of Issuance 2023 Description of Property LOT 22, BLOCK B, STONEYBROOK AT GATEWAY UNIT 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 83, PAGES 41-44, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-45-26-30-0000B.0220
Names in which assessed: CYNTHIA M GOMEZ, U.S. HOME CORPORATION

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

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

25-02296L

SECOND INSERTION

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

Tax Deed #:2025000054
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-569
Year of Issuance 2022 Description of Property LOT 6, BLOCK 6, UNIT 2, SECTION 11 TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 150, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-27-02-00006.0060
Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-02310L

SECOND INSERTION

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

Tax Deed #:2025000318
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: 23-19549
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 & MARIE PIERRE LOUIS TRUST, MARIE PIERRE-LOUIS REVOCABLE 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.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-02300L

SECOND INSERTION

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

Tax Deed #:2025000314
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19516
Year of Issuance 2023 Description of Property LOT 17, BLOCK 68, UNIT 15, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 237, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00068.0170
Names in which assessed: JOSE G CUEVAS

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

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

25-02299L

SECOND INSERTION

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

Tax Deed #:2025000297
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20682
Year of Issuance 2023 Description of Property LOT 16, BLOCK 24, UNIT 4, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 74, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-04-00024.0160
Names in which assessed: ESTATE OF LUCY M TURNER, ESTATE OF LUCY M. TURNER

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

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

25-02307L

ESTATE / PUBLIC SALES

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1193
Division Probate
IN RE: ESTATE OF
DIETMAR JOOST
Deceased.

The administration of the estate of DIETMAR JOOST, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative 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

SECOND 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

SECOND INSERTION

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

Tax Deed #:2025000311
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21960
Year of Issuance 2023 Description of Property LOT 21, BLOCK 39, UNIT 9, LEHIGH ACRES, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-09-00039.0210
Names in which assessed: PATRICK JOHNSON

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

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

25-02309L

SECOND INSERTION

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

Tax Deed #:2025000306
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12690
Year of Issuance 2023 Description of Property LOT 23, BLOCK 2, UNIT 6, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-06-00002.0230
Names in which assessed: FARJANA A SAROWARUZZAMAN, FARJANA HAKIM

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

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

25-02295L

SECOND INSERTION

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

SECOND INSERTION

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

Tax Deed #:2025000313
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20077
Year of Issuance 2023 Description of Property LOT 3, BLOCK 13, UNIT 2, LEHIGH ACRES, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-02-00013.0030
Names in which assessed: PHILLIP A. JARVIS, WINSTON L FERGUSON

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

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

25-02304L

SECOND INSERTION

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

Tax Deed #:2025000324
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20206
Year of Issuance 2023 Description of Property LOT 13, BLOCK 101, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 52, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00101.0130
Names in which assessed: SUAMO DEVELOPMENT LLC

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

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

25-02305L

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
Birgit Hortel-Joost
Talstrasse 39
Leverkusen, Germany D-51379
Attorney for Personal Representative:
Darrin R. Schutt, Attorney
Florida Bar Number: 886830
SCHUTT LAW FIRM PA
12601 New Brittany Boulevard
Fort Myers, Florida 33907
Telephone: (239) 540-7007
Fax: (239) 791-1080
E-Mail: darrin.schutt@schuttlaw.com
Secondary E-Mail: briana@schuttlaw.com
Jun. 27; Jul. 4, 2025

25-02331L

SECOND INSERTION

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

Tax Deed #:2025000323
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19500
Year of Issuance 2023 Description of Property LOT 17, BLOCK 63, UNIT 14, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 236, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-45-27-14-00063.0170
Names in which assessed: A L SOLETORMOS, ANDREW L SOLETORMOS, ELIZABETH SOLETORMOS

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

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

25-02298L

SECOND INSERTION

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

Tax Deed #:2025000320
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19851
Year of Issuance 2023 Description of Property LOT 4, BLOCK 18, UNIT 3, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 132, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 14-45-27-03-00018.0040
Names in which assessed: E C RYAN, MARY RYAN

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

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

25-02303L

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1791
Division Probate
IN RE: ESTATE OF
HAROLD KENNETH GRANT
A/K/A H. KENNETH GRANT
Deceased.

The administration of the estate of Harold Kenneth Grant a/k/a H. Kenneth Grant, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

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

Tax Deed #:2025000319
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19809
Year of Issuance 2023 Description of Property LOT 11, BLOCK 91, UNIT 17, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-17-00091.0110
Names in which assessed: DONALD VETITOE, JEAN L. A. VETITOE

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

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

25-02302L

SECOND INSERTION

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

Tax Deed #:2025000293
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20490
Year of Issuance 2023 Description of Property LOT 14, BLOCK 35, UNIT 7, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-45-27-07-00035.0140
Names in which assessed: ANDRE COY, RUBY SIMMONDS

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

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

25-02306L

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

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

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

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

The date of first publication of this notice is June 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@dorceylaw.com
Secondary E-Mail: probate@dorceylaw.com
Jun. 27; Jul. 4, 2025

25-02318L

HOW TO
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CALL
941-906-9386
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6/20/25

ACTIONS / SALES

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-003190</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JUSTIN P. FIELDING; UNKNOWN SPOUSE OF JUSTIN P. FIELDING; KATHRYN F. THOMAS; WILLARD S. THOMAS; GOLFSIDE OF LEE CONDOMINIUM ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated June 13, 2025 entered in Civil Case No. 24-CA-003190 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JUSTIN P. FIELDING; UNKNOWN SPOUSE OF JUSTIN P. FIELDING; KATHRYN F. THOMAS; WILLARD S. THOMAS; GOLFSIDE OF LEE CONDOMINIUM ASSOCIATION, INC. are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 31, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 302, BUILDING 3,</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-1542 IN RE: ESTATE OF LINDA HUNG, A/K/A LINDA LUAN-ING HUNG, Deceased.</p> <p>The administration of the estate of LINDA HUNG a/k/a LINDA LUAN-ING HUNG deceased, whose date of death was December 10, 2024, is 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-001904 Division: Probate IN RE: ESTATE OF RANDALL LAWRENCE SILCOX, SR., a/k/a RANDALL L. SILCOX, SR., a/k/a RANDALL L. SILCOX, Deceased.</p> <p>The administration of the estate of 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>

<p>PHASE 1, AND AN UNDIVIDED 1/22ND SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE CONVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF GOLFSIDE CONDOMINIUM, AS RECORDED IN O.R. BOOK 1715, PAGES 1966 THROUGH 2033, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 17025 Golfside Cir 302, Fort Myers, FL 33908</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>06/24/2025</p> <p>Kevin C. Karnes Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT Submitted By: Jordan Wainstein Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 2390.000135 Jun. 27; Jul. 4, 2025</p> 25-02368L
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SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-001956 Division Probate IN RE: ESTATE OF CYNTHIA MARIE KIRKHAM, Deceased.</p> <p>The administration of the estate of 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: William Scott Martin 30-1 Brockway Ferry Road Lyme, CT 06371 Attorney for Personal Representative: Mary Vlasak Snell, Attorney Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com Jun. 27; Jul. 4, 2025</p> 25-02372L

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-007368</p> <p>PALE HORSE REALTY, LLC Plaintiff(s), vs. GLORIA QUINTANILLAA/K/A GLORIA BELTRAN; THE UNKNOWN SPOUSE OF GLORIA QUINTANILLA A/K/A GLORIA BELTRAN; THE UNKNOWN TENANT IN POSSESSION Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 17, 2025 in the above-captioned action, 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:</p> <p>LOT 3, BLOCK 43, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property address: 4604 Hanna Avenue North, Lehigh Acres, FL 33971</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>06/19/2025</p> <p>Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: E. Windler Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-006244-1 Jun. 27; Jul. 4, 2025</p> 25-02326L

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION CASE NO.: 24-CA-7723</p> <p>RONALD F. LASCELLES, INDIVIDUALLY and AS TRUSTEE OF THE RONALD F. LASCELLES TRUST DATED 4/27/2016, Plaintiff, v. EDWIN OMAR TORRES, UNKNOWN SPOUSE OF EDWIN OMAR TORRES, BEVERLYN ROLON, and UNKNOWN SPOUSE OF BEVERLYN ROLON, Defendants.</p> <p>NOTICE IS HEREBY given as 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. LASCELLES TRUST DATED 4/27/2016, is the Plaintiff and EDWIN OMAR TORRES 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:</p> <p>Lots 1 & 2, Block 5630, Unit 85, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 24, Page(s) 49 through 58, inclusive, of the Public Records of Lee County, Florida.</p> <p>Parcel I.D. Number: 20-43-24-C4-05630.0010</p> <p>Property address: 1622 NE 33rd Terrace, Cape Coral, FL 33909</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 06/18/2025.</p> <p>CLERK OF THE CIRCUIT COURT (SEAL)</p> <p>KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N. Wright Angad as Deputy Clerk</p> <p>Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 Jun. 27; Jul. 4, 2025</p> 25-02325L

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO. 25-CA-000784</p> <p>LINDSFORD NASTER ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. FELIX CONTRERAS ACOSTA, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN 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 ASSOCIATION, 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:</p> <p>LOT 34, LINDSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2014000155591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>A/K/A: 3779 CROFTON COURT, FORT MYERS, FL 33916.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated: 06/24/2025</p> <p>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclcg.com Jun. 27; Jul. 4, 2025</p> 25-02369L

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 23-CA-009810</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HANNAH ALLEN AND GRAYSON STOVER, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN 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 CORPORATION is the Plaintiff and HANNAH ALLEN; GRAYSON STOVER are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK 3, WEST PART UNIT 1, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 2, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 6134 HIGGINS AVE, FORT MYERS, FL 33905</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 20 day of June, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-140936 - MaM Jun. 27; Jul. 4, 2025</p> 25-02335L

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION Case No. 2025-CA-001391</p> <p>BALSA EQUITY, INC., a California corporation, Plaintiff, v. LORI A. CLARK, STEVEN CLARK, THE TIDES AT PELICAN LANDING CONDOMINIUM ASSOCIATION, INC., PELICAN LANDING COMMUNITY ASSOCIATION, INC., PELICAN'S NEST GOLF CLUB, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Foreclosure entered in this cause on June 18, 2025, by the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the property described as:</p> <p>Lots 29 and 30, Block 4517, Cape Coral Unit 64, according to the Plat thereof as recorded in Plat Book 21, Pages 82 through 95, of the Public Records of Lee County, Florida.</p> <p>Property Address: 1219 SW 51st Street, Cape Coral, Florida 33914 Parcel Number: 15-45-23-CI-04517.0290</p> <p>will be sold to the highest bidder for cash at public sale by Kevin C. Karnes, Lee County Clerk of Court, electronically online at www.lee.realforeclose.com at 9:00 A.M. on July 17, 2025.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 19th day of June 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By N. Wright Angad Deputy Clerk</p> <p>/s/ Allison N. Nelson Andrew J. McBride, Esq. Florida Bar No. 67973 Allison N. Nelson, Esq. Florida Bar No. 1049314 Primary: andrew.mcbride@arlaw.com Primary: allison.nelson@arlaw.com Secondary: grace.hirigoyen@arlaw.com Secondary: lisa.d'angelo@arlaw.com Secondary: alysha.thomas@arlaw.com ADAMS AND REESE LLP 100 North Tampa Street, Suite 4000 Tampa, Florida 33602 Telephone: (813) 227-5548 Attorneys for Plaintiff Jun. 27; Jul. 4, 2025</p> 25-02328L

SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>Case No. 25-CC-000458</p> <p>THE RESIDENCE CONDOMINIUM 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.</p> <p>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:</p> <p>Condominium Unit 210, THE RESIDENCE CONDOMINIUM, 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.</p> <p>Parcel ID#: 36-44-24-P4-01902.0210</p> <p>Property Address: 4113 Residence Drive, Apt. 210, Fort Myers, FL 33901</p> <p>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.</p> <p>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.</p> <p>Dated: 06/20/2025</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann Deputy Clerk</p> <p>Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 Jun. 27; Jul. 4, 2025</p> 25-02339L

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

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

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000157 NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03484 Year of Issuance 2023 Description of Property LOTS 46 AND 47, BLOCK 1831, UNIT 45, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01831.0460 Names in which assessed: JUDITH ELLENZ	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000188 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19606 Year of Issuance 2023 Description of Property LOT 6, BLOCK 10, LEHIGH ACRES UNIT 2, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-02-00010.0060 Names in which assessed: BIG FLOOR LLC
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025
25-02078L	25-02095L

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000200 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05904 Year of Issuance 2023 Description of Property THE NORTH HALF (N 1/2) OF LOTS 1 & 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF LINHART AVENUE (50 FEET WIDE) N 90-00'00" E FOR 83.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG RIGHT-OFWAY LINE SOUTHWEST-ERLY 39.27 FEET ALONG	THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90-00'00" AND BEING SUBTENDEDD 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 CONTINUE ALONG SAID EASTERN RIGHT-OF-WAY S 00-00'00" W FOR 67.25 FEET; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY S 90-00'00" W FOR 108.33 FEET; THENCE N 00-00'00" E FOR 92.25 FEET TO THE POINT OF BEGINNING. 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 & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025
	25-02083L

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

FOURTH INSERTION	FOURTH 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	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000130 NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04017 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 5744, UNIT 87, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 TO 87, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-24-C3-05744.0110 Names in which assessed: LESLIE LEE COMA, RODOLFO ANTONIO COMA III
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	25-02080L

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000215 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03136 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3949, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-23-C3-03949.0070 Names in which assessed: JULIAN GIRALDO	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000222 NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04870 Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 2179, CAPE CORAL UNIT 33, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C1-02179.0400 Names in which assessed: LUIZ CHAVEZ
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/05/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 13, 20, 27; Jul. 4, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	25-02081L

THIRD INSERTION	THIRD INSERTION
NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002100 MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown) YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025	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	SECOND 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 <table><tr><th>Occupant Name</th><th>Unit</th></tr><tr><td>Tabbitha M. Breland</td><td>3067</td></tr><tr><td>Jun. 27; July 4, 2025</td><td>25-02312L</td></tr></table>	Occupant Name	Unit	Tabbitha M. Breland	3067	Jun. 27; July 4, 2025	25-02312L	<table><tr><th>Description of Property</th><th></th></tr><tr><td>Household Goods</td><td></td></tr><tr><td></td><td>25-02312L</td></tr></table>	Description of Property		Household Goods			25-02312L
Occupant Name	Unit												
Tabbitha M. Breland	3067												
Jun. 27; July 4, 2025	25-02312L												
Description of Property													
Household Goods													
	25-02312L												

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000242 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22236 Year of Issuance 2023 Description of Property COMMENCING AT A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST ON THE WEST LINE OF SECTION 1, 1123.68 FEET TO A STEEL PIN, THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 979.67 FEET TO A STEEL PIN ON THE CENTERLINE OF A 60 FOOT EASEMENT, THE POINT OF BEGINNING; CONTINUE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 244.54 FEET TO A STEEL PIN, THENCE NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST, 1069.37 FEET TO A STEEL PIN, THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 244.54 FEET TO A STEEL PIN, THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS EAST 1068.80 FEET TO A STEEL PIN, THE POINT OF BEGINNING. Strap Number 01-46-27-00-00001.0110 Names in which assessed: MIGUEL A RODRIGUEZ, MIGUEL RODRIGUEZ JR	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	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	25-02168L

THIRD INSERTION	THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002332 AOH SERVICES LLC, Plaintiff, v. DAVID P. RICHARDS and JACQUELINE RICHARDS, Defendants. TO: DAVID P. RICHARDS 6543 SW 27TH PLACE MIRAMAR, FL 33023 JACQUELINE RICHARDS 6543 SW 27TH PLACE MIRAMAR, FL 33023 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 12, BLOCK 293 OF UNIT 49 OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, GREENBRIAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 1-82, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DATED this 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit 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	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, 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 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

THIRD INSERTION	THIRD 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: Certificate Number: 23-17074 Year of Issuance 2023 Description of Property LOT 3, BLOCK 28, UNIT 7, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-07-00028.0030 Names in which assessed: ANTHONY SAHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025	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: Certificate Number: 23-17074 Year of Issuance 2023 Description of Property LOT 3, BLOCK 28, UNIT 7, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-07-00028.0030 Names in which assessed: ANTHONY SAHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025
	25-02182L

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

Public notices in newspapers are serendipitous. When readers pass through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237_V12

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000302 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21690 Year of Issuance 2023 Description of Property LOT 31, BLOCK 13, UNIT 3, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 126, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 27-45-27-03-00013.0310 Names in which assessed: MISTY L MCCOLMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000260 NOTICE IS HEREBY GIVEN that OSAMAH HASAN ALL IN ONE REALTOR LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01837 Year of Issuance 2023 Description of Property LOTS 53 AND 54, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A530 Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC, TISSA TRUST All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000284 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03406 Year of Issuance 2023 Description of Property LOT 10 AND 11, BLOCK 4427, CAPE CORAL, UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-44-23-C2-04427.0100 Names in which assessed: KERRI PEREZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000389 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01676 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2494, CAPE CORAL, UNIT 36, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C4-02494.0090 Names in which assessed: TICH0 REAL ESTATE LLC, VIACHESLAV SAVIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000232 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12645 Year of Issuance 2023 Description of Property LOT 13, BLOCK 12, PLAT OF UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00012.0130 Names in which assessed: ADRIAN ECCLESTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000243 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12577 Year of Issuance 2023 Description of Property LOT 4, BLOCK 107, UNIT 12, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-12-00107.0040 Names in which assessed: YOJI SALAZAR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-02176L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000234 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12930 Year of Issuance 2023 Description of Property LOT 4, BLOCK 49, UNIT 4, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-04-00049.0040 Names in which assessed: CRYSTAL GREEN, GAYNELL GREEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000292 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21270 Year of Issuance 2023 Description of Property LOT 8, BLOCK 86, UNIT 9, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00086.0080 Names in which assessed: J SOTO PEREZ, JACINTO SOTO PEREZ, TOMASA SOTO PEREZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-02187L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000288 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20750 Year of Issuance 2023 Description of Property LOT 6, BLOCK 49, LEHIGH ACRES, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 78, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-08-00049.0060 Names in which assessed: WRA VDL101 LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000296 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20632 Year of Issuance 2023 Description of Property LOT 3, BLOCK 5, UNIT 1, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-01-00005.0030 Names in which assessed: JORGE A ALIAGA, JORGE ALIAGA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000240 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22112 Year of Issuance 2023 Description of Property LOT 12, BLOCK 46, UNIT 8, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 147, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0120 Names in which assessed: JOSE G CUEVAS, MARIA C CUEVAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-02192L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000290 NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21155 Year of Issuance 2023 Description of Property LOT 15, BLOCK 39, UNIT 4, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-04-00039.0150 Names in which assessed: BULLDOG-REBEL INVESTMENTS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000238 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22109 Year of Issuance 2023 Description of Property LOT 6, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0060 Names in which assessed: GABRIEL MENDOZA, MARTHA MENDOZA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025
25-02190L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000252 NOTICE IS HEREBY GIVEN that Frank J Celsnak & Marlene J Tr Utd 12/27/91 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08247 Year of Issuance 2023 Description of Property LOT 70, BLOCK B, MIROMAR LAKES-UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-46-25-06-0000B.0700 Names in which assessed: SOUTH GEORGIAN INVESTMENTS INC, SOUTH GEORGIAN INVESTMENTS INC., SOUTH GEORGIAN INVESTMENTS, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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
25-02174L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000264 NOTICE IS HEREBY GIVEN that DAVID CHEON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05643 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 1391, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-24-C2-01391.0010 Names in which assessed: BRIAN SIANO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000239 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22110 Year of Issuance 2023 Description of Property LOT 7, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0070 Names in which assessed: GABRIEL MENDOZA, MARTHA MENDOZA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025
25-02191L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000274 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13458 Year of Issuance 2023 Description of Property UNIT 2309, BUILDING 23 OF WATERFORD VII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2496, PAGE 432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 05-48-26-B2-00823.2309 Names in which assessed: BARBARA JO GEARY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000266 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05609 Year of Issuance 2023 Description of Property LOTS 51 AND 52, BLOCK 784, UNIT 22, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 TO 16, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00784.0510 Names in which assessed: CRAZY HEALTHY CHURCH, THOMAS E BURCHETTA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.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

ACTIONS / TAX DEEDS ---

THIRD 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 & Comptroller.

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

THIRD 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05441.0670
Names in which assessed: MOZZ LLC

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

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

FOURTH INSERTION

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

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

Case No.: 25-DR-004060
Luz M Alvarado,
Petitioner, and
George Alvarado,
Respondent,
TO: George Alvarado
Address unknown, Unknown

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

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

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

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

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
Jun. 13, 20, 27; Jul. 4, 2025
25-02152L

THIRD 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 SUBDIVISION 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 & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02172L

THIRD 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 & Comptroller.

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

FOURTH INSERTION

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

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

Case No.: 25-DR-004061
Jesus Liriano,
Petitioner, and
Julia E Valentin Crespo,
Respondent,
TO: Julia E Valentin Crespo
Address unknown, Unknown

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

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

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

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

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
Jun. 13, 20, 27; Jul. 4, 2025
25-02153L

FOURTH INSERTION

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

Tax Deed #:2025000208
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02161 Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 4078, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-23-C1-04078.0110
Names in which assessed: EDGAR VEYTIA

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

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

FOURTH INSERTION

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

Tax Deed #:2025000207
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02160 Year of Issuance 2023 Description of Property LOTS 26 AND 27, BLOCK 4077, UNIT 57, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C1-04077.0260
Names in which assessed: VANESSA VEYTIA

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

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

FOURTH INSERTION

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

Tax Deed #:2025000219
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06592 Year of Issuance 2023 Description of Property THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF FAMILY UNIT NO. 305 AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SEVEN LAKES BUILDING NO. 46, A CONDOMINIUM, WITH THE SCHEDULES ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 663, PAGES 763 THROUGH 803, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-24-22-00046.3050
Names in which assessed: TAMMY A SCOTT

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

Jun. 13, 20, 27; Jul. 4, 2025
25-02085L

THIRD 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, INCLUSIVE, 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 & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02164L

THIRD INSERTION

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

Tax Deed #:2025000144
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 RECORDED IN PLAT BOOK 15, AT PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 36-44-26-L4-08077.0010
Names in which assessed: PETER FOREMAN, PETER FOREMAN 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

THIRD 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 Utid 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 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 510, PAGE 337 AND OFFICIAL RECORDS BOOK 531, PAGE 218, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 22-45-24-20-0000H.0030
Names in which assessed: TERRI MARIE HUGHES

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

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

FOURTH INSERTION

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

Tax Deed #:2025000213
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02618 Year of Issuance 2023 Description of Property LOTS 96 AND 97, BLOCK 3753, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-23-C3-03753.0960
Names in which assessed: J&C CONSTRUCTION LLC, JALA DEVELOPMENT LLC

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

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

FOURTH INSERTION

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

Tax Deed #:2025000175
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17133 Year of Issuance 2023 Description of Property LOT 11, BLOCK 1, UNIT 1, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 27-44-27-01-00001.0110
Names in which assessed: ESTATE OF LYDIA 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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND
FOR LEE COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO.: 25-CP-001696
DIVISION: Probate
IN RE: ESTATE OF
MARIO CIRILLO TOSONI
A/K/A MARIO 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

THIRD INSERTION

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

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

Certificate Number: 23-21530 Year of Issuance 2023 Description of Property LOT 63, BLOCK 15, UNIT 8, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-08-00015.0630
Names in which assessed: DIAVAEH PROPERTIES LLC

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

THIRD INSERTION

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

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

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

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

THIRD INSERTION

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

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

Certificate Number: 23-12829 Year of Issuance 2023 Description of Property LOT 31, BLOCK 34, REPLAT OF TRACT C, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 187, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-26-03-00034.0310
Names in which assessed: DANIEL TEMPLETON, DARREL J TEMPLETON, DARREL TEMPLETON, MILES TEMPLETON, SONIA ARMOUR, SYLVIA DAWSON, VANCE TEMPLETON

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

--- TAX DEEDS ---

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

Tax Deed #:2025000227
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22219
Year of Issuance 2023
Description of Property LOT 10, BLOCK 93, UNIT 15, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00093.0100
Names in which assessed: RONALD D CASILLAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

Tax Deed #:2025000223
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08988
Year of Issuance 2023
Description of Property LOT 28, BLOCK C, VERANDAH UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000156524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-26-16-0000C.0280
Names in which assessed: EXECUTIVE FAVO LLC, EXECUTIVE FAVO, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

Tax Deed #:2025000205
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13684
Year of Issuance 2023
Description of Property LOT 8, BLOCK 40, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 3, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0080
Names in which assessed: JENNIFER CUTTERIDGE, STEPHEN CUTTERIDGE

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

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

25-02090L

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

Tax Deed #:2025000210
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02302
Year of Issuance 2023
Description of Property LOT(S) 45 AND 46, BLOCK 4212, UNIT 60, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C3-04212.0450
Names in which assessed: MONTERUDAS PROPERTY HOLDINGS LLC, MONTERUDAS PROPERTY HOLDINGS, LLC

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

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

25-02074L

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

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

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

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

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

25-02098L

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

Tax Deed #:2025000187
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14465
Year of Issuance 2023
Description of Property LOT 8, BLOCK 296, UNIT 50, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-15-00296.0080
Names in which assessed: BIG FLOOR LLC

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

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

25-02091L

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

Tax Deed #:2025000212
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08183
Year of Issuance 2023
Description of Property UNIT 9, BUILDING 2, COMMERCIAL PARK SQUARE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000088633, AND AS SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-58-00002.0009
Names in which assessed: DURDEN ENTERPRISES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

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

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

Tax Deed #:2025000194
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17179
Year of Issuance 2023
Description of Property LOT 14, BLOCK 43, UNIT 11, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-27-11-00043.0140
Names in which assessed: AB2 SERVICES INC, JAIRO AMBROCIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

Tax Deed #:2025000244
NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21646
Year of Issuance 2023
Description of Property LOT 8, BLOCK 46, UNIT 16, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 26-45-27-16-00046.0080
Names in which assessed: BENJAMIN BERMAN, MIRIAM BERMAN

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

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

25-02099L

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

Tax Deed #:2025000209
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05226
Year of Issuance 2023
Description of Property LOTS 35 AND 36, BLOCK 3533, CAPE CORAL, UNIT 47, PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 112 TO 127, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-24-C1-03533.0350
Names in which assessed: MPJG GROUP III INC, MPJG GROUP III, INC

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

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

25-02082L

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

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

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

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

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

25-02097L

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

Tax Deed #:2025000189
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19690
Year of Issuance 2023
Description of Property LOTS 10, 11, 12, 13, AND 14, BLOCK 46, UNIT 8, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-08-00046.0100
Names in which assessed: ESTATE OF ANTHONY DISORBO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.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

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

Tax Deed #:2025000221
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05935
Year of Issuance 2023
Description of Property LOTS 8 AND 9, BLOCK 5381, UNIT 89, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 149 TO 161, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-24-C4-05381.0080
Names in which assessed: LENNOX A SMITH, TASHA OSCEOLA

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

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

25-02084L

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

Tax Deed #:2025000181
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19566
Year of Issuance 2023
Description of Property LOT 10, BLOCK 88, UNIT 18, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 240, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-18-00088.0100
Names in which assessed: MANUEL PITA, MANUEL PITA LECA, MARIA AF LECA, MARIA LECA

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

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

25-02094L

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

Tax Deed #:2025000193
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03754
Year of Issuance 2023
Description of Property CONDOMINIUM UNIT NO. 3, GRAND CAYMAN CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1686, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-23-C3-03200.0030
Names in which assessed: TREASURE COAST INVESTMENT HOLDINGS LLC

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

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

25-02079L

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

Tax Deed #:2025000196
NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON OR MARY LOU CRAFTON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07138
Year of Issuance 2023
Description of Property LOT 16, BLOCK 5, A. GORTON'S SUBDIVISION, PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-25-07-00005.0160
Names in which assessed: ESTATE OF BERNA PHILLIPS, SHAD PHILLIPS, SUSAN CROWE

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

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

25-02086L

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

Tax Deed #:2025000214
NOTICE IS HEREBY GIVEN that Mercury Funding LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13080
Year of Issuance 2023
Description of Property LOT 13, BLOCK 55, A REPLAT OF TRACT L, ÆI UNITS 5, 6 & 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 207, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-05-00055.0130
Names in which assessed: OSNIEL GARCIA

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

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

25-02089L

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

