Public Notices



PAGES 17-40

PAGE 17

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

JULY 18 - JULY 24, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing and regular meeting as follows:

> DATE: August 7, 2025 TIME: 3:00 p.m. LOCATION: River Hall Town Hall Center 3089 River Hall Parkway Alva, Florida 33920

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may con-sider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://riverhallcdd.org/

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager July 18, 25, 2025 25-02613L

FIRST INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Com-munity Development District ("District") will hold a public hearing and regular meeting

DATE: August 8, 2025 TIME: 3:00 p.m. LOCATION: Estero Community Church 21115 Design Parc Ln. Estero, Florida 33928

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may con-sider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://saltleafcdd.net/

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

FIRST INSERTION

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the WildBlue Community Development Dis-trict ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025 TIME: 10:00 a.m. LOCATION: Community Center (Card Room) 18721 WildBlue Boulevard Fort Myers, Florida 33913

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://wildbluecdd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager July 18, 2025

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 Skin Deep Anti-aging Spa, located at 5020 SW Courtyards Way #10, in the City of Cape Coral, County of Lee, State of FL, 33914, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated this 10 of July, 2025.

Fave Carrillo Winter 5020 SW Courtyards Way #10 Cape Coral, FL 33914 25-02597L July 18, 2025

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SQ Flooring located at 4914 Silver Gate Ln, Apt 206 in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, . Tallahassee, Florida.

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that

25-02614L

Michael Keith / BBN PROPERTIES LLC will engage in business under the fictitious name FORT ROCK CLIMB-ING CENTER, with a physical address 8818 SOUTHEAST SHARON STREET WEST HOBE SOUND, FL 33455, with a mailing address 8818 SOUTHEAST SHARON STREET WEST HOBE SOUND, FL 33455, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

25-02615L July 18, 2025

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RayLock Rescue located at 308 Joel Blvd in the City of Lehigh Acres. Lee County, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Savanna Lakes Community Development District ("District") will hold a public hearing and regular meeting as follows:

> DATE: August 8, 2025 TIME: 1:30 p.m. LOCATION: 10461 Six Mile Cypress Parkway Fort Myers, Florida 33966

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website, http://savannalakescdd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting be-cause of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager July 18, 25, 2025

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lion Heart Plumbing and Construction located at 612 Louis Ave in the City of Lehigh Acres, Lee County, FL 33972 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of July, 2025. Lion Heart Plumbing LLC

Brandon Ferrer July 18, 2025 25-02657L

FIRST INSERTION

Notice of Self Storage Sale Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/4/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and ga-rage essentials. Suzanne Kramer unit #D20. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

FIRST INSERTION Notice Under Fictitious Name Law

25-02650L

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pope Mazzara & Menendez located at 5252 Summerlin Commons Way, Suite 104 in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 11th day of July, 2025. Pope Mazzara & Menendez, PLLC July 18, 2025 25-02616L

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 Upright Media located at 17351 Carden Ct. the City of Fort Myers, Lee County, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025. Nuvo Reach LLC Yves Firestone

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 18, 25, 2025

25-02651L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property de-scribed below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. August 7, 2025 at 11:45AM.

Derek Sherrill

Holiday decorations, shelves, ladders, totes, boxes, bags, tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 25-02596L

July 18, 25, 2025

PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de-

scribed below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. August 7, 2025 at 11:45AM.

FIRST INSERTION

Derek Sherrill

Holiday decorations, shelves, Totes, hand truck, large outdoor trash bin The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 25-02595L July 18, 25, 2025

Dated this 14th day of July, 2025. Marcos de Souza July 18, 2025 25-02642L

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 Osprey Psychotherapy Services located at 3923 SE 21st Pl in the City of Cape Coral, Lee County, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of July, 2025. Heidi Brescher July 18, 2025 25-02598L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Janis Hutchins Zachman, desiring to engage in business under the fictitious name of Therapy K9s of Southwest Florida, located at 16124 Mount Abbey Way, Fort Myers. FL 33908, intends to register the said name in Lee County with the Division of Corporations of the Department of State, Tallahassee, FL. Dated at Fort Myers, Florida this 18th day of July, 2025 pursuant to Florida Statutes 865.09.

July 18, 2025 25-02612L

Dated this 12th day of July, 2025. Haraizen LLC July 18, 2025 25-02619L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in busi-ness under the Fictitious Name of Such a Time Bakery located at 9930 Estero Oaks Dr, 214 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 11th day of July, 2025. Rhiannon Winchell July 18, 2025 25-02617L



details July 18, 25, 2025 25-02594L

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

Precision Shield Coating located at

17165 Losillas CIR apt 1035 in the City

of Fort Myers, Lee County, FL 33913 in-

tends to register the said name with the

Division of Corporations of the Depart-ment of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.

25-02633L

Joseph Hall

July 18, 2025

July 18, 2025

25-02634L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Eric Britt, desiring to engage in business under the fictitious name of LiquidLuxe Epoxy Co. located at 307 NE 6th Ter Cape Coral, FL intends to register the said name in Lee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 18, 2025 25-02599L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 BARR mobile home bearing vehicle identification number FLFLH33A-11145BA and FLFLH33B11145BA and all personal items located inside the mobile home. Last Tenant: Estate of Thomas Cullen, Any and All Unknown Heirs, Beneficiaries, Successors, and As-signs of Thomas Cullen, Unknown Party or Parties in Possession, Alicia Goodlin and Robert J. Oneill. Sale to be held at Twin Pines MHC, 1319 River Road, North Fort Myers, Florida 33903, 941-363-1175. July 18, 25, 2025

25-02661L

FIRST INSERTION NOTICE OF ACTION FOR Petition

for Temporary Custody by Extended

family

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY, FLORIDA

Case No.: 25-DR-005223

Division: Judge: Adams, Elizabeth

YOU ARE NOTIFIED that an action

regarding the Petition for Temporary

Custody by Extended Family has been filed against you and that you are re-

quired to serve a copy of your written defenses, if any, to it on Eduviges Perez,

whose address is 18332 Oriole Rd Fort

Mvers, FL 33967 on or before August

19, 2025, and file the original with

the clerk of this court at 1700 Monroe

Street, Fort Myers Florida 33901, either before service on Petitioner or immedi-

ately thereafter. If you fail to do so, a de-

fault may be entered against you for the

Copies of all court documents in this

case, including orders, are available at the Clerk of the Circuit Court's office.

relief demanded in the petition.

Eduviges Perez, Petitioner

Respondent.

Unknown

Father Unknown

TO: Father unknown

Wendy Y. Calix Perez

and

--- PUBLIC SALES ---

FILING INSTRUCTIONS

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on July 15, 2025, is-sued an Individual Environmental Resource Permit (Permit Number 36-113342-P, Application Number 250401-51716) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 and Babcock Ranch Community Independent Special District at 42911 Lake Babcock Drive, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) conveyance serving of 1.12 acres for transportation development known as Spine Road KK-Basin B100. This permit authorizes the construction of 300 linear feet of roadway with associated pedestrian walkways and internal roadways infrastructure located approximately 0.40 miles south of the intersection between State Road 31 and Saw Palmetto Parkway, within Tract B of the Babcock Ranch Community, Charlotte County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile

will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after $5{:}00$ p.m. shall be deemed filed as of $8{:}00$ a.m. on the next regular business day.

Additional filing instructions are as follows:

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on $8 \ 1/2$ by 11 inch white paper. All petitions shall contain

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the petitioner received notice of the District's decision.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate. 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action. 8. If disputed issues of material fact exist, the statement must also include an explanation of how the

alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

July 18, 2025

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL

--- TAX DEEDS ----

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

25-02670L

Jul. 18, 25; Aug. 1, 8, 2025

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

Tax Deed #:2025000391 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND 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: 19-025995 Year of Issuance 2019 Description of Property LOT 10, BLOCK 2970A, UNIT 42, CAPE COR-AL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-43-23-C1-02970. A100

Names in which assessed. BEVERLY F KONOPKA, BEV-ERLY F. KONOPKA, ESTATE

OF KENNETH M. KONOPKA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000463

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: 23-01144 Year of Issuance 2023 Description of Property LOTS 27 AND 28, BLOCK 4310, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04310.0270

Names in which assessed: CONSTRUCTION NOVA GROUP LLC, NOVA CON-STRUCTION 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

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

Tax Deed #:2025000529 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows

Certificate Number: 23-01154 Year of Issuance 2023 Description of Property LOTS 21 AND 22, BLOCK 4318, UNIT 61, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-23-C4-04318.0210 Names in which assessed:

Ruth Marina Beltran, RUTH MARINA BELTRAN MORA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the

FIRST INSERTION NOTICE OF ADMINISTRATIVE COMPLAINT

has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building. 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Depart-ment of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Josh.Shepard@myfloridacfo.com or via telephone at (850) 413-4280. If a request for a hearing is

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

Tax Deed #:2025000551 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06797 Year of Issuance 2023 Description of Property THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTH-WEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. Strap Number 14-43-25-00-00004.0000

All of said property being in the County

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

Tax Deed #:2025000541 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the prop-erty and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08348 Year of Issuance 2023 Description of Property LOTS 78 AND 79, BLOCK 109, SAN CARLOS PARK, UNIT 7, A SUBDIVI-SION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 315, PAGES 150 TO 152, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00109.0780 Names in which assessed: LORRAINE RIPOLL, WALTER RIPOLL

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

You may review these documents upon request.

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

to the addresses on records 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 strike g of pleadings. Dated: July 10, 2025

CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}

25-02626L

To: Moreland, Reannan M.

Fort Myers, Lee County, Florida Case Number: 332237-24-AG PLAINT to (suspend or revoke your license(s) and eligibility for licensure)

An ADMINISTRATIVE COM-

The certificate number(s), year(s) of

Names in which assessed: ERWIN PICADO

of Lee, State of Florida. Unless such certificate(s) shall 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-	highest bidder online at www.lee.real-	highest bidder online at www.lee.real-	not received by August 29, 2025, the	highest bidder online at www.lee.real-	highest bidder online at www.lee.real-
taxdeed.com on 09/09/2025 at 10:00	taxdeed.com on 09/09/2025 at 10:00	taxdeed.com on 09/09/2025 at 10:00	right to a hearing in this matter will be	taxdeed.com on 09/09/2025 at 10:00	taxdeed.com on 09/09/2025 at 10:00
am, by Kevin C. Karnes, Lee County	am, by Kevin C. Karnes, Lee County	am, by Kevin C. Karnes, Lee County	waived and the Chief Financial Officer	am, by Kevin C. Karnes, Lee County	am, by Kevin C. Karnes, Lee County
Clerk of the Circuit Court & Comptrol-	Clerk of the Circuit Court & Comptrol-	Clerk of the Circuit Court & Comptrol-	will dispose of this case in accordance	Clerk of the Circuit Court & Comptrol-	Clerk of the Circuit Court & Comptrol-
ler.	ler.	ler.	with law.	ler.	ler.
Jul. 18, 25; Aug. 1, 8, 2025	Jul. 18, 25; Aug. 1, 8, 2025	Jul. 18, 25; Aug. 1, 8, 2025			
25-02527L	25-02529L	25-02530L	25-02624L	25-02562L	25-02573L

--- SALES ----

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE	A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND;	LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Pa- tricia R. Munoz; Mortgage Electronic	THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE	A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET;	gage. Any person claiming an interest in the surplus funds from the sale,
20TH JUDICIAL CIRCUIT IN AND	UNKNOWN SPOUSE OF ROBERT	Registration Systems, Incorporated	PUBLIC RECORDS OF LEE	THENCE N 50°45'14"E, RA-	if any, other than the property
FOR LEE COUNTY, FLORIDA	RAYMOND A/K/A ROBERT G.	as nominee for Lenders Direct Capi-	COUNTY, FLORIDA.	DIAL TO THIS AFOREMEN-	owner as of the date of the lis
CASE NO.: 07-CA-012381	RAYMOND; JOHN DOE; JANE	tal Corporation; Altagracia Raymond;	LESS A PORTION OF SAID	TIONED CURVE, A DISTANCE	pendens must file a claim before
DEUTSCHE BANK TRUST	DOE,	Robert Raymond a/k/a Robert G. Ray-	LOT 20, AS DESCRIBED IN	OF 111.48 FEET; THENCE	the clerk reports the surplus as
COMPANY AMERICAS AS	Defendant(s).	mond; Unknown Spouse of Altagracia	THAT CERTAIN WARRANTY	N 89°11'25" E, A DISTANCE	unclaimed.
INDENTURE TRUSTEE FOR	NOTICE OF SALE IS HEREBY	Raymond; Unknown Spouse of Robert	DEED RECORDED AS IN-	OF 17.40 FEET TO A POINT	Dated: 07/14/2025
THE REGISTERED HOLDERS	GIVEN pursuant the Amended Final	Raymond a/k/a Robert G. Raymond;	STRUMENT #2007000299133,	ALSO BEING THE NORTH-	Kevin Karnes
OF SAXON ASSET SECURITIES	Judgment entered January 28, 2016,	John Doe; Jane Doe, are Defendants,	IN THE OFFICIAL RECORDS	EAST CORNER OF SAID LOT	As Clerk of said Court
TRUST 2006-3 MORTGAGE LOAN	and the Partial Release of Judgment	the Office of the Clerk, Lee County	OF LEE COUNTY, FLORIDA,	20; THENCE S 49°33'44" W	(SEAL) By: T Mann
ASSET BACKED NOTES, SERIES	and Partial Release of Mortgage filed	Clerk of the Court will sell via online	AND FURTHER DESCRIBED	ALONG THE SOUTH LINE OF	As Deputy Clerk
2006-3,	on August 19, 2020 entered in Case	auction at www.lee.realforeclose.com	AS FOLLOWS: BEGINNING	AFORESAID LOT 20, A DIS-	McCabe, Weisberg & Conway, LLC
Plaintiff, vs.	No. 07-CA-012381 of the Circuit	at 9:00 a.m. on the 7th day of August,	AT THE SOUTHEASTERLY	TANCE OF 125.00 FEET TO	3222 Commerce Place,
PATRICIA R. MUNOZ;	Court of the 20TH Judicial Circuit in	2025, the following described property	CORNER OF SAID LOT 20;	THE POINT OF BEGINNING.	Suite A
MORTGAGE ELECTRONIC	and for Lee County, Florida, wherein	as set forth in said Final Judgment, to	THENCE NORTHWESTER-	Property Address: 3427 Ceitus	West Palm Beach, Florida, 33407
REGISTRATION SYSTEMS,	DEUTSCHE BANK TRUST COM-	wit:	LY ALONG THE ARC OF A	Parkway, Cape Coral, Florida	Telephone: (561) 713-1400
INCORPORATED AS NOMINEE	PANY AMERICAS AS INDENTURE	LOTS 17, 18, 19 AND 20, BLOCK	CURVE TO THE RIGHT, CON-	33991	Email: FLpleadings@mwc-law.com
FOR LENDERS DIRECT CAPITAL	TRUSTEE FOR THE REGISTERED	5327, UNIT 58, CAPE CORAL	CAVE TO THE NORTHEAST,	and all fixtures and personal property	File No: 11-400075
CORPORATION; ALTAGRACIA	HOLDERS OF SAXON ASSET SECU-	SUBDIVISION, ACCORD-	TO WHICH THE RADIUS	located therein or thereon, which are	July 18, 25, 2025 25-02621L
RAYMOND; ROBERT RAYMOND	RITIES TRUST 2006-3 MORTGAGE	ING TO THE MAP OR PLAT	BEARS S 49°33'44" W, HAVING	included as security in Plaintiff's mort-	

--- TAX DEEDS ----

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

Tax Deed #:2025000429 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: 23-01270 Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 3895, CAPE CORAL, UNIT 53, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C1-03895.0300 Names in which assessed:

ALEXIS RODRIGUEZ, KEVIN 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02531L

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

Tax Deed #:2025000494 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04403 Year of Issuance 2023 Description of Property LOT 33, BLOCK 18, SUNCOAST ES-TATES S/D. UNRECORDED. AS PER PLAT ON FILE IN O.R. BOOK 566, PG. 8, LEE COUNTY, FLORIDA PUBLIC RECORDS. Strap Number 24-43-24-03-00018.0330 Names in which assessed: ESTATE OF NELLINE PIKE, NELLINE ANN PIKE, RAY-

MOND L PIKE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02536L

ler.

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

Tax Deed #:2025000515 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04469 Year of Issuance 2023 Description of Property LOT 16, IN THE EAST HALF (1/2) OF BLOCK 34, SUNCOAST ESTATES, RE-CORDED IN OFFICIAL RE-CORDS BOOK 664, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00034 A160

Names in which assessed: MARION B KAMINSKI, MAR-ION KAMINSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02537L

ler.

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000473

FIRST INSERTION

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: 23-05847 Year of Issuance 2023 Description of Property LOTS 12, 13 AND 14, BLOCK D, EVANS AVENUE HEIGHTS SUBDI-VISON. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-24-P2-0030D.0120 Names in which assessed:

CENTRAL FT. MYERS PORT-FOLIO 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02551L

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

Tax Deed #:2025000480 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: 23-05948 Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 714, UNIT 21, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 149 TO 173 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-44-24-C2-00714.0430 Names in which assessed:

ALAN J PARKER, MARIAN STAR PARKER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02554L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 E.S. Tax Deed #:2025000438

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: 23-07649 Year of Issuance 2023 Description of Property LOT 71 OF SCHOOLVIEW HOMES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 44 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P2-01500.0710 Names in which assessed:

CATHERINE ATKINS, ER-NEST ATKINS JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02569L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000500

NOTICE IS HEREBY GIVEN that FIG 20. LLC FIG 20. LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06757 Year of Issuance 2023 Description of Property THE SOUTH 95 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. AKA: LOT 9, SUNNY HAVEN SUB-DIVISION, AN UNRECORDED SUBDIVISION. Strap Number 07-43-25-01-00000.018C Names in which assessed: ASHLEY D BERGER, MI-CHAEL C BERGER

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02561L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000453

FIRST INSERTION

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: 23-05778 Year of Issuance 2023 Description of Property LOT 19, LESS THE EASTERLY 10 FEET THEREOF, AND THE EAST-ERLY 40 FEET OF LOT 21, BLOCK C, WILLIAM JEFF-COTT'S SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 1, PAGE 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-24-P4-0130C.0190 Names in which assessed: CENTRAL FT. MYERS PORT-

FOLIO 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02550L

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

Tax Deed #:2025000517 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04519 Year of Issuance 2023 Description of Property THE NORTH 100 FEET OF LOT 12, BLOCK 46, SUNCOAST ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN OR BOOK 32. PAGE 524, PUBLIC RECORDS OF LEE COUNTY, FLORIDA INCLUDES TROPICAL 1973 SINGLE MOBILE HOME ID #14855. Strap Number 25-43-24-03-00046.0120 Names in which assessed: ESTATE OF JEFFREY LEE GUSTAFSON, JEFFREY LEE GUSTAFSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02538L

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

Tax Deed #:2025000524 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03425 Year of Issuance 2023 Description of Property LOTS 30 AND 31, IN BLOCK 4407, OF UNIT 63. CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 21, AT PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 27-44-23-C4-04407.0300 Names in which assessed:

CAROL M THERIAULT TR, JOSEPH P & CAROL M THE-RIAULT TRUST, JOSEPH P. AND CAROL M. THERIAULT

REV TRUST DTD FEB 18, 2003 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02532L

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

Tax Deed #:2025000422 NOTICE IS HEREBY GIVEN that DA-VID 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: 23-04735 Year of Issuance 2023 Description of Property UNIT NO. 3308 OF CONCORDIA AT CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM **RECORDED IN CLERK'S FILE** NUMBER 2006000353492, AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C4-00133.3308 Names in which assessed:

RAZ INVESTMENT GROUP INVESTMENT LLC. RAZ

GROUP, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

25-02542L

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

Tax Deed #:2025000402 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: 23-10273 Year of Issuance 2023 Descrip-tion of Property LOT 4, BLOCK 33, REPLAT OF TRACT Q, UNIT 4, EAST 1/2 OF SEC-TION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, FLORIDA, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 119, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 14-44-26-04-00033.0040

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025

25-02580L

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

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

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

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

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

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

ler.

Jul. 18, 25; Aug. 1, 8, 2025

Names in which assessed:

KATHARINE J ROWLANDS

Tax Deed #:2025000510 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05607 Year of Issuance 2023 Description of Property LOTS 21, 22 AND 23, BLOCK 778, CAPE CORAL SUBDIVISION, UNIT 22, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 14, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00778.0230 Names in which assessed:

LEONE TRUST, THE LEONE TRUST DATED SEPTEMBER 11.2002

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02545L Tax Deed #:2025000443

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: 23-05725 Year of Issuance 2023 Description of Property LOT 14, BLOCK 4, ROBERT JEFFCOTT'S ADDITION TO ANDER-SON HEIGHTS, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-24-P2-01904.0140 Names in which assessed: SUNSHINE PARK INVEST-MENTS LLC, SUNSHINE PARK 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025 25-02548L

Tax Deed #:2025000561

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

Certificate Number: 23-05762 Year of Issuance 2023 Description of Property LOT 10 AND THE NORTH 5 FEET OF LOT 9, BLOCK C, LOVEJOY VILLA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 13 OF THE PUBLIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 24-44-24-P3-0240C.0100 Names in which assessed: EVAN GRAVES, SUNSHINE PARK INVESTMENTS LLC, SUNSHINE PARK INVEST-MENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02549L Tax Deed #:2025000527

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07787 Year of Issuance 2023 Description of Property BUILDING 6, UNIT 202 OF PROVINCE PARK CONDOMINIUMS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4323 AT PAGE 262, AS AMENDED OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-25-P3-00706.0202 Names in which assessed: EGALE HAMAMY, REGEV HAMAMY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02570L

Tax Deed #:2025000530 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08496 Year of Issuance 2023 Description of Property LOT 32, BLOCK H, CORKSCREW WOODLANDS PHASE ONE, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 130 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 35-46-25-E3-0100H.0320 Names in which assessed: SARAH ELIZABETH STROM-WELL, STEPHEN W. STROM-WELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025

25-02576L

Tax Deed #:2025000392

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

Certificate Number: 23-11827 Year of Issuance 2023 Description of Property LOT 5, BLOCK 32. REPLAT OF TRACT E. UNIT 4, SECTION 35, TOWN-SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-04-00032.0050 Names in which assessed: YADIRA VELAZQUEZ SU-AREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025

25-02581L

--- TAX DEEDS ----

FIRST INSERTION

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

Tax Deed #:2025000427 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: 23-04107 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 5595, CAPE CORAL, UNIT 84, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 24, PAGES 30-48. INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C2-05595.0140 Names in which assessed: ANTHONY SATURNO, KEVIN

SATURNO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02533L

FOR TAX DEED Section 197.512 F.S.

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: 23-06417 Year of Issuance 2023 Description of Property UNIT NO. 22, CARLETON HOUSE CONDO-MINIUM, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION RECORDED IN OF-FICIAL RECORDS BOOK 947, PAGE 86, AND AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AP-PURTENANCES THERE-UNTO APPERTAINING AND SPECIFIED IN SAID CON-DOMINIUM DECLARATION. Strap Number 13-45-24-30-00000.0220 Names in which assessed:

MEN M. MARTINEZ, MARIA CARMEN MARTINEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02555L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000486

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: 23-05640

Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 1291, CAPE CORAL UNIT 18, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-24-C1-01291.0070 Names in which assessed:

PATRICK E MCLAUGHLIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02546L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 23-06850

Year of Issuance 2023 Descrip-

tion of Property THE SOUTH-

EAST QUARTER (SE 1/4) OF

THE NORTHWEST QUARTER

(NW 1/4) OF THE NORTH-

EAST QUARTER (NE 1/4) OF

THE NORTHEAST QUAR-

TER (NE 1/4) OF SECTION

23, TOWNSHIP 43 SOUTH,

RANGE 25 EAST, LEE COUN-

TY, FLORIDA, LESS THE NORTH THIRTY FEET (N

30') AND THE WEST THIRTY

FEET (30') AND THE EAST 150

FEET. Strap Number 23-43-25-

Names in which assessed:

Tax Deed #:2025000534

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000520

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05889 Year of Issuance 2023 Description of Property LOT 42 OF CHULA VISTA MANOR, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 17, PAGE 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-24-P4-02900.0420 Names in which assessed:

STEVE F. ZAMBRANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02552L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000491

FIRST INSERTION

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: 23-05924 Year of Issuance 2023 Description of Property EAST 20 FEET OF LOT 3, ALL OF LOT 4, AND THE WEST 20 FEET OF LOT 5, BLOCK 4, SHOREHAVEN ESTATES, UNIT 1, PLAT BOOK 19, PAGE 120, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-24-C1-00104.0030 Names in which assessed: JANE R SCAMMON, JOSEPH

M SCAMMON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02553L

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

Tax Deed #:2025000452 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: 23-06707 Year of Issuance 2023 Description of Property LOT 15 AND THE WEST ONE-HALF OF LOT 16, BLOCK D, HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 32-45-24-01-0000D.0150 Names in which assessed: JOSE SANTANA, LUZ M SAN-TANA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02560I

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

Tax Deed #:2025000488 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: 23-08697 Year of Issuance 2023 Description of Property LOT 3, BLOCK C, ROSEMARY PARK NO. 2. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 30, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-47-25-B3-0030C.0030

Names in which assessed: CRISTINA VELASQUEZ, JUAN 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02577L

FIRST INSERTION NOTICE OF APPLICATION

Tax Deed #:2025000469 Mikon Financial Services Inc and Ocean Bank the holder of the following

assessed are as follows: CARMEN M MARTINEZ, CAR-

ALVIN E. GRAY, BILLY J SLAUGHTER, LEWIS A GRAY, MARK J GRAY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

00-00011.0070

Jul. 18, 25; Aug. 1, 8, 2025 25-02564L

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

Tax Deed #:2025000506

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07293 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT #156 OF POINSETTIA MOBILE HOME PARK, A COOPERATIVE, AC-CORDING TO EXHIBIT "C-2" (PLOT PLAN), OF THE MAS-TER FORM PROPRIETARY LEASE OF POINSETTIA MO-BILE HOME PARK, AS RE-CORDED IN O.R. BOOK 2642, PAGES 4105 THROUGH 4128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-25-P2-00800.1560 Names in which assessed: JAMES ANDERSON, JAMES P ANDERSON, PATRICIA AN-

DERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02567L

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

Tax Deed #:2025000573 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07323 Year of Issuance 2023 Description of Property LOTS 24 AND 25, BLOCK A, AMENDED PLAT OF COUNTRY MANOR, A SUBDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT, RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-25-P1-0240A.0240

Names in which assessed: ESTATE OF PATRICIA STAN-BERRY LIAS, PATRICIA STANBERRY LIAS, PATRICIA STANDBERRY LIAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02568L

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

Tax Deed #:2025000549 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08477 Year of Issuance 2023 Description of Property UNIT A-103 OF 204 CORKSCREW PALMS, A CONDOMINIUM ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014000239193, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-46-25-E1-1900A.0103

Names in which assessed: 9410 CORKSCREW PALMS CIRCLE LLC, DANIEL J WHITTLES, DANIEL WHIT-TLES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02574L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000512

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04333 Year of Issuance 2023 Descrip-tion of Property THE WEST 353.90 FEET OF THE NORTH 138 FEET OF LOT 61, BLOCK 1, OF THAT CERTAIN SUBDIVI-SION KNOWN AS TAMIAMI CITY SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 9, PAGES 6 AND 7. Strap Number 22-43-24-01-00001.061B Names in which assessed:

APPLEBY B V CORP, APPLE-BY-B.V.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02534L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #.2025000498 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12677 Year of Issuance 2023 Description of Property LOT 2, BLOCK 27, UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-45-26-05-00027.0020 Names in which assessed: TRINIDAD ALVARADO, VERA ALVARADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

FOR TAX DEED Section 197.512 F.S.

FIRST INSERTION

NOTICE OF APPLICATION

Tax Deed #:2025000545 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-10128 Year of Issuance 2023 Description of Property LOT 17. BLOCK 76, UNIT 8, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-26-08-00076.0170

Names in which assessed: GSNM REALTY LLC, GSNM REALTY, LLC

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025

25-02579L

Section 197.512 F.S. Tax Deed #:2025000426

NOTICE IS HEREBY GIVEN that DA-VID 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12074 Year of Issuance 2023 Description of Property LOT 10, BLOCK 101, UNIT NO. 11, LEHIGH ACRES, SECTION 36. TOWNSHIP 44 SOUTH. RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-11-00101.0100 Names in which assessed: Caridad Moulton, TOLGA MI-RAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025 25-02582L

Section 197.512 F.S. Tax Deed #:2025000543

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

Certificate Number: 23-12711 Year of Issuance 2023 Description of Property LOT 16, BLOCK 25, PLAT OF UNIT 3 LEHIGH ESTATES, SECTION 5, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-26-03-00025.0160 Names in which assessed: BO I COATES

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02584L

Section 197.512 F.S.

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Tax Deed #:2025000458 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), vear(s) of issuance. the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12783 Year of Issuance 2023 De-scription of Property LOT 44, BLOCK A, GATEWAY PHASE 14, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 54, PAGES 15 TO 23, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 07-45-26-15-0000A.0440 Names in which assessed: GAVENDA FAMILY TRUST, GAVENDA FAMILY TRUST, DATED SEPTEMBER 28, 2006, JANICE GAVENDA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02585L

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000445

FIRST INSERTION

NOTICE OF APPLICATION

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

Certificate Number: 23-13699 Year of Issuance 2023 Description of Property LOT 16. BLOCK 46, UNIT 12, REPLAT, LEHIGH ACRES, SECTION 1, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 4, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSUR-FACE RIGHTS. Strap Number 01-44-27-12-00046.0160 Names in which assessed: HERITAGE FUNDING CORP All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025

Jul. 18, 25; Aug. 1, 8, 2025

25-02587L

25-02583L

--- TAX DEEDS ----

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

Tax Deed #:2025000557 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07041

Year of Issuance 2023 Description of Property LOT 79, AR-LINGTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 16, PAGES 38-39, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 08-44-25-P3-04800.0790 Names in which assessed: BARBARA MORGAN, JOSE A.

RODRIGUEZ, NIDZA RODRI-GUEZ, NIDZA RODRIQUEZ All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02566L

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

Tax Deed #:2025000462 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: 23-00620 Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 2335, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C2-02335.0150

Names in which assessed: ANDREA BUSH, KENNETH KINGERY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02528L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #•2025000450

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: 23-05702 Year of Issuance 2023 Descrip tion of Property THE NORTH 60 FEET OF LOTS 22 AND 23, BLOCK 9, STADLER'S CEN-TRAL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-24-P1-01109.0220 Names in which assessed: DOWNTOWN CAPITAL AS-

SETS 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02547L

ler.

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

FIRST INSERTION

Tax Deed #:2025000482 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: 23-06666 Year of Issuance 2023 Description of Property UNIT 208, PARK FOUR AT LAKEWOOD. A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF COVENANTS. RESTRIC-TIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 3809, PAGE 1512, IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA Strap Number 27-45-24-47-00000.0208 Names in which assessed:

DAVID B REESE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02559L

ler.

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

Tax Deed #:2025000468 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: 23-08488 Year of Issuance 2023 Description of Property LOT 100, OF LAKES OF ESTERO, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, AT PAGES 78 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-46-25-E3-10000.1000 Names in which assessed:

AUDRA L MCCORMICK, STE-VEN L MCCORMICK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02575L

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000505 NOTICE IS HEREBY GIVEN that FIG

20, LLC FIG 20, LLC FBO SEC PTY

the holder of the following $\ensuremath{\mathsf{certificate}}(s)$

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-06435

Year of Issuance 2023 Descrip-

tion of Property UNIT 18-4 PROVINCETOWN CON-

DOMINIUM, FORMERLY KNOWN AS NEW SOUTH PROVINCE CONDOMINIUM

ACCORDING TO THE DECLA-

RATION OF CONDOMINIUM

RECORDED IN OFFICIAL

RECORD BOOK 949 PAGE 714

TO 766 AND AMENDED BY

INSTRUMENTS RECORDED

IN OFFICIAL RECORD BOOK

979 PAGE 848, OFFICIAL RE-

CORD BOOK 989 PAGE 579.

OFFICIAL RECORD BOOK

1353 PAGE 1900, OFFICIAL

RECORD BOOK 1377 PAGE

291 OFFICIAL RECORD BOOK

1402 PAGE 1646, OFFICIAL

RECORD BOOK 1709 PAGE

3086, OFFICIAL RECORD

BOOK 1762 PAGE 4657, OF-

FICIAL RECORD BOOK 1896

PAGE 2043, OFFICIAL RE-

CORD BOOK 1998 PAGE 2057

AND FURTHER AMENDED

IN OFFICIAL RECORD BOOK

2038 PAGE 4376, OFFICIAL

RECORD BOOK 2075 PAGE

2044, OFFICIAL RECORD BOOK 2118 PAGE 788, OFFI-

follows:

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

Tax Deed #:2025000508 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08340 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 103, SAN CARLOS PARK UNIT NO. 7, ACCORD-ING TO THE PLAT THERE-OF RECORDED IN DEED BOOK 315, AT PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00103.0140

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02572L

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

Tax Deed #:2025000395 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: 23-19848 Year of Issuance 2023 Description of Property LOT 5, BLOCK 17, 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 OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-03-00017.0050 Names in which assessed:

DOVRAT BARDA, EREZ BAR-DA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02592I

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

Tax Deed #:2025000532 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19636 Year of Issuance 2023 Descrip-tion of Property LOT 9, BLOCK 23, UNIT 4, A REPLAT OF PART OF LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHICH ACRES ACCORD LEHIGH ACRES, ACCORD-ING TO THE PLAT THERE-OF, RECORDED IN PLAT BOOK 35, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-27-04-00023.0090 Names in which assessed:

SARAH KHOKHAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02591L

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

Tax Deed #:2025000546 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was

Year of Issuance 2023 Description of Property UNIT S-202 OF VALENCIA AT MIROMAR ACCORDING TO THE DECLA-RATION OF CONDOMINIUM PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 14-46-25-07-0000S.0202

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025

25-02571L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000525

FIRST INSERTION

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-06657 Year of Issuance 2023 Description of Property UNIT 2505, THE CLUB AT CRYSTAL LAKE IV, A CONDOMINIUM, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1953, PAGES 782 THROUGH 866, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER WITH AN UNDIVIDED IN-TEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 27-45-24-30-00025.0050

Names in which assessed: 8256 CHARTER CLUB REAL-TY 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02558L FIRST INSERTION CIAL RECORD BOOK 2270 PAGE 26, OFFICIAL RECORD BOOK 2271 PAGE 1919, OF-FICIAL RECORD BOOK 2296 PAGE 1768, OFFICIAL RE-CORD BOOK 2333 PAGE 3020, OFFICIAL RECORD BOOK 2344 PAGE 3169 AND OFFI-CIAL RECORD BOOK 2597 PAGE 2434 AND THE PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 3 PAGE 128 AND AMENDED PLANS THEREOF RECORD-ED IN CONDOMINIUM PLAT BOOK 5, PAGE 63, CONDO-MINIUM PLAT BOOK 5 PAGE 355, CONDOMINIUM PLAT BOOK 6 PAGE 34 AND CON-DOMINIUM PLAT BOOK 6 PAGE 77 IN PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAIN-ING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION A/K/A 3300 PRINCE EDWARD ISLAND CIRCLE, UNIT #4, FORT MYERS, FL 33907. Strap Number 14-45-24-30-00018.0040 Names in which assessed: LYNN JAMES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02557L

FIRST INSERTION NOTICE OF APPLICATION

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED

assessed are as follows: follows:

Certificate Number: 23-08259 LAKES BEACH AND GOLF CLUB, A CONDOMINIUM, THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3577, PAGES 3239 THROUGH 3409, INCLUSIVE, OF THE

Names in which assessed: TRUNORTH HOLDINGS INC, TRUNORTH HOLDINGS, INC.

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025000591 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-15803 Year of Issuance 2023 Description of Property WEST HALF OF LOT 12, BLOCK 18, UNIT 5. SECTION 15. TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 15-44-27-05-00018.012A Names in which assessed:

RAUL RIVAS

All of said property being in the County of Lee. State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025

25-02588L

Section 197.512 F.S. Tax Deed #:2025000509 NOTICE IS HEREBY GIVEN that FIG

20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13273 Year of Issuance 2023 Description of Property LOT 30, BLOCK 2. DANIELS PRE-SERVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 59-62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-45-26-09-00002.0300 Names in which assessed: YAMILE CAPOTE, ZORADIA CAPOTE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 18, 25; Aug. 1, 8, 2025

25-02586L

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

Tax Deed #:2025000483

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: 23-04392

Year of Issuance 2023 Description of Property LOT 19, BLOCK 17, SUNCOAST ESTATES SUB-DIVISION, UNRECORDED AS PER PLAT ON FILE IN OFFI-CIAL RECORDS BOOK 556, AT PAGE 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00017.0190 Names in which assessed: SILVIA GONZALEZ All of said property being in the County

of Lee. State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02535L

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

Tax Deed #:2025000492 NOTICE IS HEREBY GIVEN that FIG 20 LLC FIG 20 LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05013 Year of Issuance 2023 Descrip-tion of Property LEASEHOLD INTEREST IN: LOT 128, SIX LAKES COUNTRY CLUB, A COOPERATIVE LOCATED COOPERATIVE ON THE FOLLOWING DE-SCRIBED PROPERTY: A PAR-CEL OR TRACT OF LAND SIT-UATED IN SECTIONS 33 AND 34. TOWNSHIP 43 SOUTH. RANGE 24 EAST, LEE COUN-TY, FLORIDA, MORE PARTIC-ULARLY DESCRIBED AS FOL-LOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33 (NORTH-WEST CORNER OF SAID SEC-TION 34); THENCE S 0 DE-GREES, 20'27" E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON

FIRST INSERTION ROAD) AND THE POINT

OF BEGINNING; THENCE CONTINUE SOUTH 0 DE-GREES 20'27" EAST ALONG THE CENTERLINE OF A 50 FOOT WIDE DRAINAGE EASEMENT RECORDED IN DEED BOOK 237, PAGES 564 AND 565, FOR 2,631.80 FEET; THENCE SOUTH 89 DE-GREES 56'53" WEST PASSING THROUGH THE EAST QUAR-TER (E1/4) CORNER OF SAID SECTION 33 AND CONTINU-ING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 2,178.00 FEET; THENCE NORTH 02 DEGREES 59'03" EAST FOR 2,632.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD, THENCE N 89 DEGREES 52'27" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 2,025.30 FEET TO THE POINT OF BEGINNING. AND BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 03 DEGREES 26'17" WEST ALONG THE EAST LINE OF SAID SECTION 33 FOR 2,661.70 FEET TO THE

EAST QUARTER (E1/4) COR-NER OF SAID SECTION 33; THENCE BUN NORTH 89 DE-GREES 56'53" EAST FOR 175.42 FEET; THENCE RUN NORTH 00 DEGREES 20'27" WEST ALONG THE CENTERLINE OF SAID DRAINAGE EASE-MENT FOR 2,656.80 FEET TO SAID COMMON CORNER OF SECTION 27, 28, 33 AND 34 AND THE POINT OF BEGIN-NING. AS DEPICTED ON A SITE/LOT MAP AS RECORD-ED IN OFFICIAL RECORDS BOOK 2549, PAGE 1659 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-24-01-00000.1280 Names in which assessed: BOZENA GERSTMYER, JO-SEPH M DONAHUE, MAU-**REEN P DONAHUE** All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025

25-02543L

--- TAX DEEDS ----

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000560

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

Certificate Number: 23-06874 Year of Issuance 2023 Description of Property LOT 1, BLOCK 5. MOBILE MANOR, A SUB-DIVISION ACCORDING TO THE MAP OR PLAT THREOF AS RECORDED IN OFFICIAL RECORDS BOOK 111, PAGES 33 THROUGH 37 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A SINGLE WIDE 1964 STAR MOBILE HOME, IDENTIFICATION NUMBER FDMCXMU05188, TITLE NUMBER 7717794, AND ALL MPROVEMENTS THERETO. Strap Number 31-43-25-19-00005.0010 Names in which assessed

CHARLENE RANDOL, ESTATE OF CHARLENE RANDOL, JOHN TOPE, PAUL RANDOL

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02565L

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

Tax Deed #:2025000528 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Tax Deed #:2025000484 NOTICE IS HEREBY GIVEN that 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax FNA DZ LLC FBO WSFS the holder of Certificate Number: 23-08760 DONALDSON Year of Issuance 2023 Dedeed to be issued thereon. The cerhas filed said certificate(s) for a tax the following certificate(s) has filed said Deceased. tificate number(s), year(s) of issuance, deed to be issued thereon. The cercertificate(s) for a tax deed to be issued scription of Property SAK'S The administration of the estate of Mi-HICKORY LOT 2 COMMENCthe description of the property and the tificate number(s), year(s) of issuance, thereon. The certificate number(s), chael Andrew Donaldson, deceased, ING AT THE SOUTHEAST-ERLY CORNER OF LOT 5, year(s) of issuance, the description of the property and the name(s) in which name(s) in which it was assessed are as the description of the property and the whose date of death was May 24, 2025, follows: name(s) in which it was assessed are as is pending in the Circuit Court for Lee BLOCK H, BONITA BEACH, Certificate Number: 23-04638 follows: it was assessed are as follows: County, Florida, Probate Division, the Certificate Number: 23-17126 Year of Issuance 2023 De-ACCORDING TO THE PLAT Year of Issuance 2023 Descrip-Certificate Number: 23-06829 address of which is 1700 Monroe Street, tion of Property SUNCOAST RECORDED IN PLAT BOOK Year of Issuance 2023 De-Fort Myers, FL 33901. The names and 8, PAGE 65, OF THE PUBLIC EST UNRE BLK 73 OR 32 PG scription of Property LOT 634 scription of Property FROM A addresses of the personal representative 528 PT LOTS 1 AND 2 AKA LOT 4 FROM THE SW COR-POINT ON THE SOUTHERLY SIDE OF BRIGHT ROAD, RECORDS OF LEE COUNTY, KNOWN AS CONDOMINIUM and the personal representative's attor-UNIT NO. 634 IN LEHIGH FLORIDA, THENCE NORTH ney are set forth below. SAID POINT BEING THE CENTER SECTION LINE AND 63'00'40" EAST PERPENDICU-NER OF SECTION 25, TOWN-ACRES BEACH CLUB COLO-All creditors of the decedent and oth-SHIP 43 SOUTH, RANGE 24 LAR TO HICKORY BOULE-NY CONDOMINIUM, INC., A er persons having claims or demands EAST, RUN NORTH 88°16'39 IS 33 FEET SOUTH OF THE CONDOMINIUM ALL AS SET VARD RIGHT- OF-WAY FOR against decedent's estate on whom a 100.00 FEET TO THE NORTH-" EAST ALONG THE SOUTH OUT IN DECLARATION OF NORTHEAST CORNER OF copy of this notice is required to be EASTERLY RIGHT-OF-WAY OF SAID BOULEVARD AND CONDOMINIUM AND EX-HIBITS ATTACHED THERE-LINE OF SAID SECTION THE SOUTHEAST QUARTER served must file their claims with this 25 A DISTANCE OF 286.13 (SE1/4) OF THE NORTHcourt ON OR BEFORE THE LATER FEET; THENCE NORTH $1\neg\infty51'31"$ WEST 3,250.68 FEET; THENCE SOUTH THE POINT OF BEGINNING. TO, RECORDED IN OFFICIAL WEST QUARTER (NW1/4) OF 3 MONTHS AFTER THE TIME OF SECTION 19, TOWN-SHIP 43 SOUTH, RANGE THENCE NORTH 26'20'00" RECORDS BOOK 677, PAGE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER 208 THROUGH 246 AND AS WEST ALONG SAID RIGHT-88°08'29" WEST 895.0 FEET OF-WAY FOR 75.00 FEET. DESCRIBED BY THE PLANS 25 EAST, RUN SOUTH ON THE DATE OF SERVICE OF A COPY THENCE NORTH 63'00'40" EAST PERPENDICULAR TO TO THE POINT OF BEGIN-SAID CENTER SECTION LINE A DISTANCE OF 282.85 THEREOF RECORDED IN OF THIS NOTICE ON THEM. NING; FROM SAID POINT OF CONDOMINIUM PLAN BOOK The personal representative has no FEET; THENCE WESTERLY SAID RIGHT-OF-WAY FOR BEGINNING, RUN SOUTH 2, PAGE 64, OF THE PUBLIC duty to discover whether any property 1° 51'31" EAST 110.0 FEET; THENCE SOUTH 88°08'29" A DISTANCE OF 150 FEET TO THE POINT OF BEGIN-RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DE-261.05 FEET MORE OR LESS held at the time of the decedent's death TO THE WATERS OF AN ARM by the decedent or the decedent's sur-WEST 115.0 FEET; THENCE SCRIPTION AND CONVEY-ANCE INCLUDES, BUT IS NOT NING; THENCE NORTH A DISTANCE OF 282.85 FEET TO THE SOUTHERLY OF ESTERO BAY; THENCE viving spouse is property to which the NORTH 1° 51'31" WEST 110.0 FEET; THENCE NORTH SOUTHEASTERLY ALONG SAID WATERS TO AN IN-Florida Uniform Disposition of Com-LIMITED TO ALL APPURTEmunity Property Rights at Death Act as described in ss. 732.216-732.228, 88°08'29" EAST 115 FEET TO THE POINT OF BEGIN-SIDE OF BRIGHT ROAD; TERSECTION WITH A LINE NANCES TO LOT 634 ALSO KNOWN AS CONDOMINI-UM UNIT NO. 634 ABOVE THENCE WESTERLY ALONG BEARING NORTH 63'00'40" Florida Statutes, applies, or may apply, NING. BEING LOT 4 OF A THE SOUTHERLY SIDE OF EAST THROUGH THE POINT unless a written demand is made by a UNISION OF LOTS RESU OF BEGINNING; THENCE SOUTH 63'00'40 "WEST FOR 272.02 FEET MORE OR LESS BRIGHT ROAD A DISTANCE creditor as specified under s. 732.2211 AND 2. BLOCK 73. SUNCOAST WITH ALL IMPROVEMENTS 150 FEET; THENCE SOUTH 282.85 FEET; THENCE EAST Florida Statutes. The written demand ESTATES, AS RECORDED IN THEREON AND TOGETHER must be filed with the clerk. OFFICIAL RECORD BOOK 32. WITH THE UNDIVIDED IN-TO THE POINT BEGINNING. TO THE POINT OF BEGIN-All other creditors of the decedent PAGE 524, PUBLIC RECORDS LAND BEING SITUATED IN NING. Strap Number 30-47-25-TEREST IN COMMON ELEand other persons having claims or de-OF LEE COUNTY, FLORIDA. MENTS OF THE AFORESAID THE STATE OF FLORIDA, B4-00019.0000 mands against decedent's estate must Strap Number 26-43-24-03-COUNTY OF LEE. Strap Num-Names in which assessed: CONDOMINIUM PERTINENT file their claims with this court WITH-ROLANDES SAKAUSKAS, RUTA SAKAUSKIENE, SAK'S 00073.001C TO SAID UNIT. Strap Number ber 19-43-25-00-00002.0050 IN 3 MONTHS AFTER THE DATE OF Names in which assessed: 26-44-27-22-00000.6340 Names in which assessed: THE FIRST PUBLICATION OF THIS ESTATE OF BONALD LEE INDIRA VARMA, VICTOR RA-HICKORY LLC, SAK'S HICKO-Names in which assessed: NOTICE. PRUITT, RONALD PRUITT CYNTHIA S VERVAET MANARD RY, LLC ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH All of said property being in the County of Lee, State of Florida. Unless such All of said property being in the County All of said property being in the County All of said property being in the County of Lee. State of Florida. Unless such of Lee, State of Florida. Unless such of Lee, State of Florida. Unless such IN FLORIDA STATUTES SECcertificate(s) shall be redeemed accordcertificate(s) shall be redeemed accordcertificate(s) shall be redeemed accordcertificate(s) shall be redeemed accord-TION 733.702 WILL BE FOREVER IN ing to the law the property described BARRED. in such certificate(s) will be sold to the NOTWITHSTANDING THE TIME highest bidder online at www.lee.realhighest bidder online at www.lee.realhighest bidder online at www.lee.realhighest bidder online at www.lee.real-PERIODS SET FORTH ABOVE, ANY taxdeed.com on 09/09/2025 at 10:00 CLAIM FILED TWO (2) YEARS OR am, by Kevin C. Karnes, Lee County MORE AFTER THE DECEDENT'S Clerk of the Circuit Court & Comptrol-Clerk of the Circuit Court & Comptrol-Clerk of the Circuit Court & Comptrol-Clerk of the Circuit Court & Comptrol-DATE OF DEATH IS BARRED. ler. ler. ler. ler. The date of first publication of this Jul. 18, 25; Aug. 1, 8, 2025 notice is July 18, 2025. 25-02541L 25-02589L 25-02563L 25-02578L Personal Representative: Michael Andrew Donaldson II 36229 Roxana Rd Frankford, Delaware 19945 Attorney for Personal Representative: /s/ Kera E. Hagan Kera E. Hagan, Esq, Attorney Florida Bar Number: 87645 1840 Forest Hill Blvd., Ste 205 West Palm Beach, Florida 33406 Who benefits from legal notices? Telephone: (561) 688-0098 or (727) 203-8018 You do. Legal notices are required because a government body or corporation wants to take action that can Fax: (727) 494-7393 affect individuals and the public at large. E-Mail: KEH@haganlegal.com Secondary E-Mail: When the government is about to change your life, or your property or assets are about to be taken, public transcribe123@gmail.com notices in newspapers serve to alert those affected. 25-02602L July 18, 25, 2025

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000436

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: 23-06431 Year of Issuance 2023 Description of Property CONDOMINI-UM UNIT NO. D-8, OF LAKE LAWN CONDOMINIUM PART FOUR, ACCORDING TO THE DECLARATION OF CONDO-MINIUM THEREOF AS RE-CORDED IN O.R. BOOK 870, PAGES 729-770, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SAME HAS BEEN AMENDED FROM TIME TO TIME; TOGETHER WITH THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ALL OTHER APPURTENANCES THERE-UNTO BELONGING, ALL AC-CORDING TO SAID DECLA-RATION OF CONDOMINIUM AS AMENDED Strap Number 14-45-24-23-0000D.0080 Names in which assessed:

ABRAHAM ZELIKOWITZ, IRIS HAREL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02556I

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000521 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s)

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

Tax Deed #:2025000495 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows

Certificate Number: 23-05193 Year of Issuance 2023 Description of Property LOT 3, BLOCK 6. OF THAT CERTAIN SUBDI-VISION KNOWN AS MOBILE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 111, PAGE 36 AND 37, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 56' 1966 FORT WORTH TOWER CO. INC. MOBILE HOME, BEARING VEHICLE IDENTIFICATION NUMBER 122033 AND TITLE NUMBER 2432775, LOCATED THEREON AND ATTACHED THERETO. Strap Number 36-43-24-19-00006.0030 Names in which assessed: MICHELLE CISNEROS, ROB-ERT L CIUNCI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02544L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that FIG

Tax Deed #:2025000522

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000485

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: 23-04522 Year of Issuance 2023 Description of Property LOT 2, BLOCK 47D, OF THE UNRECORDED PLAT OF SUNCOAST ES-TATES, AS RECORDED IN OF-FICIAL RECORDS BOOK 566. PAGE 9. PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE-WIDE MOBILE HOME PERMAN-DOUBLE-WIDE ANTLY AFFIXED THERETO AND BEING TAXED AS REAL PROPERTY, BEING FUR-THER DESCRIBED AS FOL-LOWS: I.D.# - G13428A, YEAR ,Äì 1974, MAKE ,Äì PACMK, BODY ,Äì HS, L ,Äì 40, TITLE # - 11482329 I.D.# - G13428B, YEAR ,Äì 1974, MAKE ,Äì PAC-MK, BODY ,Äì HS, L ,Äì 40, TI-TLE # - 11482330 Strap Number 25-43-24-03-00047.D020 Names in which assessed: GDK REVOCABLE LIVING TRUST DATED JULY 31, 2006,

GDK 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 $\operatorname{certificate}(s)$ will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

25-02539L

Jul. 18, 25; Aug. 1, 8, 2025 25-02540L

ler.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2050 IN RE: ESTATE OF MICHAEL ANDREW

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Mikon Financial Services Inc and

Ocean Bank the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

The certificate number(s), year(s) of

issuance, the description of the prop-

erty and the name(s) in which it was

Certificate Number: 23-04591

Year of Issuance 2023 Descrip-

tion of Property RE-SUBDIVI-

SION OF LOT 11. BLOCK 76.

SUNCOAST ESTATES. PROM

THE SOUTH-WEST CORNER

OF SECTION 25-43-24, RUN N. 88°16'39" E ALONG THE

SOUTH LINE OF SECTION 25

A DISTANCE OF 336.13 FEET: THENCE N. 1°51,Äô31,Äù W. 900.80 FEET; THENCE

N 88°08,29" E 100 FEET TO THE P.O.B. THENCE N.

1°51'31,Äù W 90 FEET; N 88°08,Äô29" E 105 FEET; S

1°51,Äô31,ÄùE 90 FEET; S.

88°08,Äô29,Äù W 105 FEET TO THE P.O.B. BEING PART

OF LOT 11 OF BLOCK 76 OF

SUNCOAST ESTATES AS RE-CORDED IN OR BOOK 32,

PAGE 528, LEE COUNTY RE-

CORDS, AND LYING IN SEC-

TION 25-43-24, LEE COUNTY,

FLORIDA. Strap Number 25-

ASHLEY BERGER, ESTATE OF

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

certificate(s) shall be redeemed accord-

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

highest bidder online at www.lee.real-

taxdeed.com on 09/09/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

43-24-03-00076.011H

Names in which assessed:

GERALDINE WILLIAMS

Tax Deed #:2025000547

assessed are as follows:

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

Tax Deed #:2025000467 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: 23-17532 Year of Issuance 2023 Description of Property UNIT NO. 2, SOUTH CANTERBURY CON-DOMINIUM, INC., A CONDO-MINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORD-ED IN OFFICIAL RECORDS BOOK 494, AT PAGES 188 THROUGH 249, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUN-TY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, IN CLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDO-MINIUM. Strap Number 34-44-27-23-00000.0020

Names in which assessed: ANA VIRGINIA SOSA, CAR-

LOS A. FERNANDEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 18, 25; Aug. 1, 8, 2025 25-02590L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1827 IN RE: ESTATE OF NOLA B. MELTON

Deceased.

The administration of the estate of Nola B. Melton, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346. Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the personal representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 18, 2025. Denise M. Goodwin Personal Representative 123 Woodland Drive Staunton, Virginia 24401 D. Hugh Kinsey, Jr. Attorney for Personal Representative Florida Bar Number: 961213 Sheppard Law Firm, P.A. 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: kinsey@sbshlaw.com Secondary E-Mail: hking@sbshlaw.com 25-02604L July 18, 25, 2025

---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000001 **Division Probate** IN RE: ESTATE OF CAROLINE BRENSCHEIDT Deceased.

The administration of the estate of CAROLINE BRENSCHEIDT, deceased, whose date of death was April 24, 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 representatives and the personal representatives' attorney are set forth below.

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

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

Florida Statutes.

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

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

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

> Jennifer Marti Mattenstrasse 27 CH-3073 Gümligen, Switzerland

Murtenstrasse 32 CH-3202

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 July 18, 25, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1880 **Division PROBATE** IN RE: ESTATE OF **DEBORAH L. SCARBROUGH** Deceased.

The administration of the estate of Deborah L. Scarbrough, deceased, whose date of death was December 28, 2023, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

BARRED.

PERIODS SET FORTH ABOVE, ANY The date of first publication of this

notice is July 18, 2025. Personal Representatives:

Cheryl Marti

Attorney for Personal Representatives Darrin R. Schutt, Esq., Attorney Florida Bar Number: 886830 SCHUTT LAW FIRM PA 25-02623L

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

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

Mrs. Natalie A. Moon 16 Dearborn Ave. Biddeford, ME 04005 Tasha A. Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com

July 18, 25, 2025 25-02610L

NOTWITHSTANDING THE TIME

Frauenkappelen, Switzerland

The date of first publication of this notice is July 18, 2025.

Personal Representative:

Attorney for Personal Representative: Attorney for Personal Representative

must be filed with the clerk.

FIRST INSERTION

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

FIRST INSERTION

PROBATE DIVISION CASE NO. 25-CP-2104 IN RE: ESTATE OF LYNDA LOU BUTLER, Deceased.

The administration of the Estate of LYNDA LOU BUTLER, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The date of first publication of this notice is July 18, 2025 CYNTHIA MELTON

Personal Representative /S/ RICHARD M. RICCIARDL. JR.

RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org July 18, 25, 2025 25-02601L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-2029 IN RE: ESTATE OF THOMAS WAYNE KELLY, SR.

a/k/a THOMAS W. KELLY, Deceased. The administration of the estate of Thomas Wayne Kelly, Sr. a/k/a Thomas

W. Kelly, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-001708 IN RE: THE ESTATE OF LILIBET CARCASES

The administration of the estate of LI-LIBET CARCASES, deceased, File No.: 2025-CP-001708, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luter 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the personal representative, venue, or jurisdiction of this Court, are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS DEMANDS AND OB-JECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 18 2025.

Personal Representative YOHANE CARCASES Attorney for Personal Representative DONNA M DELGADO, ESQUIRE 66 West Flagler Street, Ste. 900 Miami FL 33130 FBN 858160 305 654 8202 dmdelgado@bellsouth.net 25-02611L July 18, 25, 2025

FIRST INSERTION NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 24CA2412 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. SUZANNE C LANDRY A/K/A SUZANNE LANDRY, CITY OF CAPE CORAL, FLORIDA, CAPITAL ONE, N.A., CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A., UNKNOWN SPOUSE OF SUZANNE C LANDRY

A/K/A SUZANNE LANDRY, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2025, in the Circuit Court of Lee

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 2025-CP-2133 Probate Division IN RE: ESTATE OF BALBOA C. SAWYER, Deceased

The ancillary administration of the estate of Balboa C. Sawyer, deceased, whose date of death was February 10. 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-2469. The names and addresses of the personal representative and the personal repre-sentative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: Kenda M. Spitzer

c/o Laird A. Lile, PLLC 3033 Riviera Drive, Suite 104 Naples, FL 34103 Attorney for Personal Representative Langdon Lile, Esq. Florida Bar Number: 1016810 3033 Riviera Drive, Suite 104 Naples, FL 34103 Telephone: (239) 649-7778 E-Mail: LLile@LairdALile.com Secondary E-Mail:

Pamela@LairdALile.com July 18, 25, 2025 25-02603L FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2151 **Division Probate** IN RE: ESTATE OF JAMES FRANCIS POWERS JR. Deceased.

The administration of the estate of James Francis Powers Jr., deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002040 IN RE: ESTATE OF WILLIAM A. MOSSBARGER, JR. Deceased

The administration of the estate of William A. Mossbarger, Jr., deceased, whose date of death was January 14. 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is July 18, 2025.

Personal Representative /s William Evan Mossbarger William Evan Mossbarger

97 Chinoe Road Lexington, KY 40502

Attorney for Personal Representative /s/ Kevin L. Johns Kevin L. Johns, Attorney for Petitioner Email Address: kjohns@wyattfirm.com Florida Bar No. 0096005 250 West Main Street, Suite 1600

Lexington, Kentucky 40507 Telephone: (859) 288-7438 July 18, 25, 2025 25-02606L

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

ALL CLAIMS NOT FILED WITHIN

must be filed with the clerk.

NOTICE.

BARRED.

PROBATE DIVISION File No. 2025-CP-001630 **Division Probate** IN RE: ESTATE OF ELIO A. DIAZ Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

The administration of the estate of Elio A. Diaz, 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 Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

The co-personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property 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,

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

Florida Statutes. The written demand

All other creditors of the decedent

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

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

The date of first publication of this notice is July 18, 2025

Co-Personal Representatives: Nayleshka Michelle Luna

4645 Eagle Way Crestview, FL 32539

Luz Yesenia Gonzalez 917 NW 7th Avenue

Cape Coral, FL 33993 Attorney for Co-Personal Representatives: Forrest J. Bass, Esq., Attorney Florida Bar Number: 68197 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: fbass@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com 25-02600L July 18, 25, 2025

OF THIS NOTICE ON THEM

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

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

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

The date of first publication of this notice is July 18, 2025.

Thomas Wayne Kelly, Jr. Personal Representative 4001 Tarkle Ridge Drive Kitty Hawk, NC 27949 Attorney for Personal Representative: ALVARO C. SANCHEZ, ESQ. Attorney for Petitioners BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC 1714 Cape Coral Parkway East Cape Coral, FL 33904 Phone: (239) 542-4733 Fax: (239) 542-9203 Florida Bar No. 105539 E-Mail: alvaro@capecoralattorney.com

Secondary Email: courtfilings@cape alattorney.com July 18, 25, 2025 25-02605L

County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOT 22, 23 AND 24, BLOCK 453, CAPE CORAL SUBDIVI-SION, UNIT 14, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 13, PAGE(S) 61 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 3713 SE 8TH AVE, CAPE CORAL, FL 33904; 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 October 9, 2025 at 9 am.

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

Dated this 11 day of July, 2025. Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk

Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2425324/MTS 25-02620L July 18, 25, 2025

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

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 18, 2025.

Personal Representative: Maria Powers 22241 Red Laurel Lane Estero, FL 33928 Attorney for Personal Representative: Braxton L. Bowen Jr. Florida Bar Number: 114196 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com July 18, 25, 2025 25-02647L

LV 18237

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. $\stackrel{\sim}{>}$

Rarely do consumers specifically search online for public notices.

---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 CP 001919 IN RE: ESTATE OF SIL GILSON, DECEASED.

The administration of the Estate of Sil Gilson, deceased, File No. 2025 CP 001919, whose date of death was May 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi-sion, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The name and address of the personal representative and of the personal representative's attorney are set forth below. All creditors of the decedent and persons having claims against this estate, who are served with a copy of this notice, are required to file with this court such claim within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a

copy of this notice on such person. 1. All other creditors of the decedent and other persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable must file all claims against the estate within three (3) months after the date of the first publication of this notice.

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

Notwithstanding anything in this notice to the contrary, all claims against the estate must be filed on or before May 11, 2027.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this notice is July 18, 2025. Personal Representative:

Cheryl Frangione 538 SE 3rd Terrace Cape Coral, FL 33990 Attorney for Personal Representative: GARY B. LEUCHTMAN Florida Bar No. 342262 Law Office of Gary B. Leuchtman, PLLC 222 West Cervantes Street Pensacola, FL 32501 Telephone No.: (850) 316-8179 E-Mail: gbl@leuchtmanlaw.com Secondary E-mail: ams@leuchtmanlaw.com July 18, 25, 2025 25-02607L

NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION 25-CP-2187 IN RE: ESTATE OF:

FIRST INSERTION

BARBARA PAMELLA JOE-YEN Deceased The administration of the estate of Bar-

bara Pamella Joe-Yen, deceased, whose date of death was October 7, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act, as described in 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 FOREV-ER BARRED.

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

notice was or shall be: July 18, 2025. **Personal Representative:**

Anton Joe-Yen, 24 Johnson St. West Roxbury MA, 02132 Attorney for Personal Representative: /s/ Alexis A. Sitka, P. A. . Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Service@sitkalaw.com 25-02669L July 18, 25, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-CP-2005 IN RE: ESTATE OF:

JAMES LEON GRAHAM, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE: The administration of the estate of JAMES LEON GRAHAM, deceased, whose date of death was December 15, 2023, and the last four digits of whose social security number were 7158, is pending in the Circuit Court of Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against the estate of the decedent 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 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent or other persons having claims or demands against decedents estate much file their claims this with court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS JULY 18, 2025.

Personal Representative: Signed by: Rebecca Lynn O' Bryant Noojin Rebecca Lynn O' Bryant Noojin

899 Rocky Hollow Rd Attalla, AL 35954 Attorney for Personal Representative: DocuSigned by: Stephen McGuire Stephen N. McGuire II, Esq. FL Bar No.: 102755 McGuire Law & Title, P.A. PO Box 60205 Fort Myers, FL 33906 (239) 939-2222 (telephone) (239) 939-2280 (facsimile) smcguire@cmw.law July 18, 25, 2025 25-02666L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2000 **Division Probate** IN RE: ESTATE OF JESUS ARNALDO GONZALEZ Deceased.

The administration of the estate of Jesus Arnaldo Gonzalez, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 oth-

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

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

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

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

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

The date of first publication of this notice is July 18, 2025. Personal Representative:

Maritza Gonzalez 4052 Country Club Boulevard Cape Coral, Florida 33904 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

25-02609L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002106 **Division:** Probate IN RE: ESTATE OF WILFRIED HANKE, Deceased.

The administration of the Estate of Wilfried Hanke, deceased, whose date of death was February 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court 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 the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Notice is July 18, 2025. **Personal Representative:**

Erwin Hanke

Am Rottmannshof 102 33619 Bielefeld, Germany Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATDES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 01072803.DOC/1 July 18, 25, 2025 25-02622L

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2124 **Division:** Probate IN RE: ESTATE OF **ROBERT C. ARMBRUSTER** Deceased.

The administration of the estate of Robert C. Armbruster, 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, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is July 18, 2025. Personal Representative:

Diane J. Armbruster 1948 SE 31st Terr.

Cape Coral, Florida 33904 Attorney for Personal Representative: Michael B. Hill, Attorney Florida Bar Number: 547824 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com July 18, 25, 2025 25-02668L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-005331 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE8,

UNKNOWN SPOUSE OF PEARLY WARD N/K/A TYRONE WARD; UNKNOWN SPOUSE OF TERRY VINDERS; UNKNOWN SPOUSE OF NIYA BROWN; ROYZELL HEN-DERSON; PALERMO ASSOCIATES LLC AS SUCCESSOR IN INTEREST TO UNITED TRANZACTIONS, LLC - AUTONATION TOYOTA FORT MY-ERS; AAMES FUNDING CORPORA-TION DBA AAMES HOME LOAN 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 August 07, 2025. the following described property as set forth in said Final Judgment, to wit:

LOT 45, SABAL PALM GAR-DENS, ACCORDING TO THE

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-002520 EF MORTGAGE LLC, Plaintiff, v. AA REAL ESTATE ENTERPRISES, LLC, a Massachusetts Limited Liability Company; NICHOLAS

2025 the following described property as set forth in said Final Judgment, to-

LOTS 36 AND 37, BLOCK 5017, UNIT 72, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 9 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 5327 SW 28th

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001768 **Division Probate** IN RE: ESTATE OF MOHAN RATHOD Deceased.

NOTICE TO CREDITORS

The administration of the estate of MO-HAN RATHOD, deceased, whose date ing in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

FIRST INSERTION

creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN

Secondary E-Mail:

July 18, 25, 2025

probate@dorceylaw.com

MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8. Plaintiff, vs. FL CASH HOME BUYERS LLC.

et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 07, 2025, and entered in 24-CA-005331 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST COMPANY, NATION-AL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION. AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NA-TIONAL ASSOCIATION, AS TRUST-EE FOR GSAMP TRUST 2006-HE8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8 is the Plaintiff and FL CASH HOME BUYERS LLC; PEARLY WARD; TERRY VINDERS; NIYA BROWN;

PLAT THEREOF AS RECORD-ED IN PLAT BOOK 25, PAGES 52 AND 53, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1770 N MAR-

KLEY CT, FORT MYERS, FL 33916

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

Dated this 11 day of July, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: Tonya Mann As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-185546 - MaM July 18, 25, 2025 25-02640L

GROUP INC FBO ROBIN DION IRA# 7130006852, a Tennessee Corporation; FTF LENDING, LLC; MIKE CARROLL SERVICES, LLC; DR T'S POOL SERVICE OF SWFL INC., Defendant.

WILLIAM AALERUD, an

Individual; THE ENTRUST

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 1, 2025 entered in Civil Case No. 24-CA-002520 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and AA REAL ESTATE EN-TERPRISES, LLC, a Massachusetts Limited Liability Company; NICHO-LAS WILLIAM AALERUD, an Individual; THE ENTRUST GROUP INC FBO ROBIN DION IRA# 7130006852 a Tennessee Corporation: FTF LEND-ING, LLC; MIKE CARROLL SERVIC-ES, LLC; DR T'S POOL SERVICE OF SWFL 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.real foreclose.com in accordance with Chapter 45, Florida Statutes on August 14,

PL, Cape Coral, FL 33914 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT. IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. 07/16/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T. Mann DEPUTY CLERK OF COURT

Submitted By: Taji S. Foreman Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: 02309900-JMV 25-02667L July 18, 25, 2025

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: MOHIT RATHOD

8312 Bernwood Cove Loop, Unit 1005 Fort Myers, Florida 33966 Attorney for Personal Representative MARK R. KLYM, Attorney Florida Bar Number: 0049003 HAHN LOESER & PARKS LLP 5811 Pelican Bay Boulevard, Suite 650 Naples, Florida 34108 Telephone: (239) 552-2960 Fax: (239) 254-2947 E-Mail: mklym@hahnlaw.com Secondary E-Mail: cpiglia@hahnlaw.com 18698811.1 25-02641L July 18, 25, 2025

AV

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





---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1902 **Division Probate** IN RE: ESTATE OF DOUGLAS JOACHIM WEHMEYER Deceased.

The administration of the estate of Douglas Joachim Wehmeyer, deceased, whose date of death was May 7, 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 discover whether any property duty to held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

notice is July 18, 2025.

Personal Representative: Dawn Sapienza 8182 Deerfield Drive

Huntington Beach, California 92646 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 July 18, 25, 2025 25-02662L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002130 IN RE: ESTATE OF CHRISTINA CHE-ROKO REITER Deceased.

The administration of the estate of Christina Che-Roko Reiter, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025. Personal Representative:

Michael M. Reiter 1241 NW 18th Street

Cape Coral, Florida 33993 Attorney for Personal Representative: Heidi M. Brown Heidi M. Brown, Attorney Florida Bar Number: 48692 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com Secondary E-Mail: hillaryh@omplaw.com July 18, 25, 2025 25-02654L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-2066 **Division: Probate** IN RE: ESTATE OF PEGGY A. ROLEY, Deceased.

The administration of the Estate of Peggy A. Roley, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attor-

ney are set forth below. All creditors of the Decedent and other persons having claims or demands against 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.

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

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

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

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

Notice is July 18, 2025. Personal Representative:

Tyler Norris

11309 Rabun Gap Drive N. Fort Myers, FL 33917 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4919-3483-7068, v. 1 July 18, 25, 2025 25-02652L

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001727 IN RE: ESTATE OF KAYE HEATH, Deceased.

The administration of the Estate of Kaye Heath, 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 P.O. Box 9346, Fort Myers, Florida 33902. The names and address es of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no

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

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

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

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

notice is July 18, 2025. Personal Representative: Jamie Lynn Polakoff

1120 Main Street, Lot 3 Fort Myers Beach, Florida 33931 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com

25-02671L

Secondary E-Mail:

July 18, 25, 2025

rhianna@atcauselaw.com

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000707 IN RE: ESTATE OF

ROBERT F. MOTTER, 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 Robert F. Motter, deceased, File Number 2025-CP-000707, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901; that the Decedent's date of death was January 6, 2025; that the total value of the estate is approximately \$27,300.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address

Nancy M. Buttarazzi, Successor Trustee of the R and B Motter Family Trust dated November 15, 1999, as first amended and restated on April 7, 2003, restated and amended on February 19, 2010 and as amended October 15, 2014

7250 Sugar Palm Court

Fort Myers, FL 33966 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 18, 2025.

Person Giving Notice: Nancy M. Buttarazzi,

Successor Trustee 7250 Sugar Palm Court Fort Myers, Florida 33966 Attorney for Person Giving Notice: Lisa Curia George Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way, Suite 1003 Fort Myers, FL 33907 Telephone: (239) 275-0808 Fax: (239) 275-3313 E-Mail: info@mikehagen.com Secondary E-Mail:

25-02646L

FIRST INSERTION

lisa@mikehagen.com

July 18, 25, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-2100 **Division:** Probate IN RE: ESTATE OF JAMES H. STEELE, JR. Deceased.

The administration of the estate of James H. Steele, Jr., deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025. **Personal Representative:**

Elizabeth A. Connor

3109 Snowy Court Anderson, Indiana 46012 Attorney for Personal Representative: Michael B. Hill, Attorney Florida Bar Number: 547824 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com July 18, 25, 2025 25-02608L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2011 **Division:** Probate IN RE: ESTATE OF EDWIN TED LEWIS, JR. a/k/a TED LEWIS, JR.

Deceased. The administration of the estate of Edwin Ted Lewis, Jr., deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Lee inty, FI address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and address es of the personal representative and the personal representative's attorney are set forth below All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-694 IN RE: ESTATE OF GENNARO JOHN FALIVENE A/K/A GENNARO FALIVENE

Deceased. The administration of the estate of GENNARO JOHN FALIVENE a/k/a GENNARO FALIVENE, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Divithe address of which is PO 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,

FIRST INSERTION

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-693 IN RE: ESTATE OF VENERA ANN FALIVENE A/K/A VENERA A. FALIVENE A/K/A VENERA FALIVENE

Deceased. The administration of the estate of VENERA ANN FALIVENE a/k/a VENERA A. FALIVENE a/k/a VEN-ERA FALIVENE, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for LEE nty, Florid

creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY IM FILED T MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Friday, July 18, 2025. Personal Representative: /s/ Geraldine Longway Geraldine Longway 1959 Route 36 Fairfield, Vermont 05455 Attorney for Personal Representative: /s/: PHILIP V. HOWARD PHILIP V. HOWARD, Attorney Florida Bar Number: 106970 Hahn, Loeser & Parks LLP 2400 First Street, Suite 300 Fort Myers, Florida 33901 Telephone: (239) 337-6700 Fax: (239) 208-5459 E-Mail: phoward@hahnlaw.com Secondary E-Mail: jstone@hahnlaw.com Secondary E-Mail: vbaker@hahnlaw.com 18429454

The personal representative has no duty to discover whether any property

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 18, 2025.

Personal Representative:

Lindsev Lewis

7400 Briarcliff Road Fort Myers, Florida 33912 Attorney for Personal Representative Mellissa D. Stubbs, Esq. Florida Bar No. 1018975 Kyle C. Bacchus, Esq. Florida Bar No. 1018458 Wilson and Johnson 2425 Tamiami Trail North, Suite 211 Naples, Florida 34103 Telephone: (239) 436-1500 E-mail Addresses: mdstubbs@naplesestatelaw.comkcbacchus@naplesestatelaw.com, ewhittier@naplesestatelaw.com 4935-9389-3447, v. 2 July 18, 25, 2025 25-02663L

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

The date of first publication of this notice is Friday, July 18th, 2025.

Personal Representative: /s/ Geraldine Longway Geraldine Longway 1959 Route 36

Fairfield, Vermont 05455 Attorney for Personal Representative: /s/: PHILIP V. HOWARD PHILIP V. HOWARD, Attorney Florida Bar Number: 106970 Hahn, Loeser & Parks LLP 2400 First Street, Suite 300 Fort Myers, Florida 33901 Telephone: (239-) 337-6700 Fax: (239) 208-5459 E-Mail: phoward@hahnlaw.com Secondary E-Mail: jstone@hahnlaw.com Secondary E-Mail: vbaker@hahnlaw.com 18432372 July 18, 25, 2025 25-02665L

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

July 18, 25, 2025

25-02664L

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

--- ACTIONS / SALES ----

FLORIDA

DIVISION

CASE NO.

ASSET MORTGAGE

SERIES 2007-AR2,

GORDON; MORTGAGE

CORPORATION MIN NO.

UNKNOWN TENANT NO. 1:

UNKNOWN TENANT NO. 2;

CLAIMING INTERESTS BY.

ACTION, OR HAVING OR

Defendant(s).

ELECTRONIC

and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED.

NOTICE IS HEREBY GIVEN pursuant

to an Order or Summary Final Judg-ment of foreclosure dated November 8,

2017 and an Order Resetting Sale dated

July 14, 2025 and entered in Case No. 362017CA000096A001CH of the Cir-

cuit Court in and for Lee County, Flor-

ida, wherein WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF

THE HOLDERS OF STRUCTURED

ASSET MORTGAGE INVESTMENTS

II, INC., BEAR STEARNS MORT-

GAGE FUNDING, TRUST 2007-

AR2 MORTGAGE PASS THROUGH

CERTIFICATES, SERIES 2007-AR2

is Plaintiff and DAWN E GORDON;

TRISHA GORDON; MORTGAGE

SYSTEMS, INC. AS NOMINEE FOR

MARKET STREET MORTGAGE CORPORATION MIN NO. 1000169-

REGISTRATION

TITLE OR INTEREST IN THE

1000169-1000439947-3

ELECTRONIC REGISTRATION

MARKET STREET MORTGAGE

SYSTEMS, INC. AS NOMINEE FOR

Plaintiff, vs.

FIRST INSERTION NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

ACTION

96-GA-003547 IN RE: The Guardianship of Doyle, Carolyn

Notice is given that, pursuant to section 744.534 Florida Statutes unclaimed guardianship funds of \$6,740.51 are being held for Carolyn Doyle in the registry of the court, deposited per order dated 06/30/2025, IN RE: The Guardianship of Doyle, Carolyn, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: July 15, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Jul. 18; Aug. 15, 2025 25-02638L

FIRST INSERTION NOTICE OF UNCLAIMED **GUARDIANSHIP FUNDS** DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION 20-GA-000064

IN RE: The Guardianship of Jerome Sifford

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$2653.80 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 06/01/2025, IN RE: The Guardianship of Jerome Sifford, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: Julie 00, 2025
KEVIN C. KARNES
CLERK OF CIRCUIT COURT
By: s/ Karen Div
Deputy Clerk
Jul. 18; Aug. 15, 2025 25-02637I

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 24-CC-3528 HONC INDUSTRIES, INC., a Florida corporation, Plaintiff, vs FREEMAN & FREEMAN, INC.,

FIRST INSERTION **RE-NOTICE OF FORECLOSURE** SALE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-000123

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ALFONZA LOWE, ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Motion to Cancel and Reschedule the July 10, 2025 Foreclosure Sale dated the 8th day of July, 2025, and entered in Case No. 23-CA-000123, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALFONZA LOWE and UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY N/K/A RAQUEL MYERS are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the high-est and best bidder for cash at www.lee. realforeclose.com at 9:00 A.M. on the 28th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22 AND 23, MARSH`S SUBDIVISION OF BLOCK 7 PIEDMONT GARDENS, AC CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 5, PAGE(S) 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 9 day of July, 2025. Kevin C. Karnes Clerk of The Circuit Court

(SEAL) By: T. Mann Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-1406 July 18, 25, 2025 25-02593L

FIRST INSERTION RE-NOTICE OF FORECLOSURE

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

CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-003518 LOANDEPOT.COM, LLC Plaintiff(s), vs. ANDREW WOLFE: IUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING Defendant(s).

NOTICE IS HEREBY GIVEN THAT. pursuant to the Order Granting Mo-tion to Cancel and Reschedule Foreclosure Sale entered on July 9, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.real foreclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE FOLLOWING DE-SCRIBED PROPERTY LOCAT-ED IN THE COUNTY OF LEE. STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 4009 East River Drive, Fort Myers, FL 33916 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. Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann

FIRST INSERTION RE-NOTICE OF SALE 1000439947-3 UNKNOWN TEN-PURSUANT TO CHAPTER 45 ANT NO. 1; UNKNOWN TENANT IN THE CIRCUIT COURT OF THE NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY TWENTIETH JUDICIAL CIRCUIT THROUGH, UNDER OR AGAINST IN AND FOR LEE COUNTY, A NAMED DEFENDANT TO THIS GENERAL JURISDICTION ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY 362017CA000096A001CH HEREIN DESCRIBED, are Defen-WELLS FARGO BANK, NA, AS dants, I will sell to the highest and best TRUSTEE, ON BEHALF OF THE bidder for cash on Lee County's Public HOLDERS OF STRUCTURED Auction website, www.lee.realforeclose. com, 9:00 a.m., on August 14, 2025, **INVESTMENTS II, INC., BEAR** the following described property as set STEARNS MORTGAGE FUNDING, forth in said Order or Final Judgment, TRUST 2007-AR2, MORTGAGE to-wit: PASS THROUGH CERTIFICATES, LOT 3, BLOCK 36, UNIT 4, DAWN E GORDON; TRISHA

SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 91, RECORDED IN THE PUBLIC RECORDS LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on 07/15/2025, KEVIN C. KARNES

As Clerk, Circuit Court (SEAL) By: N Wright Angad As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519

Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com $1162\text{-}159514\ /\ SM2$ July 18, 25, 2025 25-02658L

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-002608 FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS. TERRELL LANE BURDETTE A/K/A TERREL BURDETTE, ET AT.

DEFENDANT(S).

TO: Terrell Lane Burdette A/K/A Terrel Burdette

Last Known Address: 3303 75th St W, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel

Burdette Last Known Address: 1004 Columbus Boulevard Lehigh Acres, FL 33974 Current Residence: UNKNOWN

TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 43 Argyle Rail-

road Ave Defuniak Springs, FL 32435 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette

Last Known Address: 12810 US Highway 19 N #251 Clearwater, FL 33764 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel

Burdette Last Known Address: 44 S 5th Street Defuniak Springs, FL 32435

Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 3303 75th St W, Lehigh Acres, FL 33971 Current Residence: UNKNOWN

TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 1004 Columbus Boulevard Lehigh Acres, FL 33974 Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 43 Argyle Rail-road Ave Defuniak Springs, FL 32435 Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 12810 US Highway 19 N #251 Clearwater, FL 33764 Current Residence: UNKNOWN

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE

TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: : 44 S 5th Street Defuniak Springs, FL 32435 Current Residence: UNKNOWN

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

Lot 9, Block 49, LEHIGH ACRES, UNIT 5, Section 2, Township 44 South, Range 26 East, according to the plat as recorded in Plat Book 15, Page 59, 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, Attor-ney 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 imme-diately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hear-ing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 15 day of July, 2025. KEVIN C. KARNES

As Clerk of Court (SEAL) By: K. Shoap As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 25FL373-0243 July 18, 25, 2025 25-02643L

FIRST INSERTION

PLAT BOOK 10, PAGE 65, 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 14 day of July, 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 25-11605FL July 18, 25, 2025 25-02635L

LEE COUNTY, FLORIDA.

required to file a copy of your written defenses, if any, to it, on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, Attorney for Plaintiff, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demand in the

WITNESS my hand and seal of said

Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: K. Shoap Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155,

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 65, OF THE PUBLIC RECORDS OF

Complaint. Court on the 14 day of July, 2025.

Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-002180 PENNYMAC LOAN SERVICES, LLC.

Plaintiff, vs.

CARL W. WESTCOTT, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GREG-ORY WESTCOTT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

THE SOUTH 4 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8, BLOCK 1, FIESTA VILLAGE SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, RECORDED IN

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

CASE NO. 25-CA-002180 PENNYMAC LOAN SERVICES, LLC,

CARL W. WESTCOTT, et al., Defendant. To: CARL W. WESTCOTT, 6683 E

TROPICANA DR, FORT MYERS, FL 33919

UNKNOWN SPOUSE OF CARL W. WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 MICK WESTCOTT, 6683 E TROPI-CANA DR, FORT MYERS, FL 33919 UNKNOWN SPOUSE OF MICK WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows. to-wit: THE SOUTH 4 FEET OF LOT

NOTICE OF ACTION

DIVISION

Plaintiff, vs.

7 AND THE NORTH 67 FEET OF LOT & BLOCK 1 FIFST

FIRST INSERTION

has been filed against you and you are

a Florida corporation, and ANTONIO GREEN Defendant.

NOTICE is given that, pursuant to a Final Judgment dated November 18, 2024, and the Order Rescheduling Foreclosure Sale dated July 14, 2025, in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 14th day of August, 2025, the following described property: Legal: Lot 17, Block 3, Unit 1,

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 223, of the Public Records of Lee County, Florida.

12-45-27-L1-ID: Parcel 02003.0170

Address: 315 Genoa Avenue S, Lehigh Acres, FL 33974

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

DATED on the 15 day of July, 2025. KEVIN C. KARNES Clerk of Court (SEAL) By: N Wright Angad as Deputy Clerk July 18, 25, 2025 25-02645L

Deputy Clerk

Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-003073-1 25-02639L July 18, 25, 2025

VILLAGE SUBDIVISION, AC-

July 18, 25, 2025

25-02636L

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-001090 NICHOLAS G. NORTON,

Plaintiff, v. ANDREW J. MAGRI, ESTATE OF ANDREW J. MAGRI, UNKNOWN HEIRS OF ANDREW J. MAGRI. ESTATE OF ESTHER L. MAGRÍ, HEIRS OF ESTHER L. MAGRI, **CAROLYN JANE FABIANO and** GERALDINE LINDA BLINN,

Defendants. TO: ANDREW J. MAGRI ADDRESS UNKNOWN ESTATE OF ANDREW J. MAGRI ADDRESS UNKNOWN UNKNOWN HEIRS OF ANDREW J. MAGRI

ADDRESS UNKNOWN GERALDINE LINDA BLINN 9 PINERIDGE ROAD WEYMOUTH, MA 02190 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 4, BLOCK 13, UNIT 2, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-

HIGH ACRES, FLORIDA, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOOK 18, PAGE 38, 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 August 25, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 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 14 day of July, 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, Jul. 18, 25; Aug. 1, 8, 2025 25-02629L

FIRST INSERTION NOTICE OF ACTION CORDED IN PLAT BOOK 18, IN THE CIRCUIT COURT OF THE PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY CASE NO.: 25-CA-002375 WILLIAM PROFITT and VERNA

25-11605FI

Defendants. TO: WILLIAM PROFITT 42 B WESLEYAN COURT FAIRFIELD, OHIO 45014 VERNA MAE PROFITT 42 B WESLEYAN COURT FAIRFIELD, OHIO 45014 YOU ARE NOTIFIED that an action

FLORIDA

JOHN H. EUELL,

MAE PROFITT,

Plaintiff. v.

to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE-

SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 12, BLOCK 39, UNIT 4, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-

has been filed against you and that you are required to serve a copy of your writ-ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before August 25, 2025 of this Notice. and file the original with the Clerk of this Court, at 2075 Dr martin Luther King Jr. Blvd, Fort Mvers. Florida 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 14 day of July, 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 Jul. 18, 25; Aug. 1, 8, 2025 25-02632L

FIRST INSERTION

--- ACTIONS / SALES ---

NOTICE OF PUBLICATION TO WHOM IT MAY CONCERN

Notice is hereby given of intention to apply to the 2025 Regular Legislative Session or subsequent session held in 2025 (or after) of the State of Florida Legislature for passage of a bill to provide relief to Patricia I. Ermini for injuries and damages sustained by Patricia I. Ermini arising out of a lawsuit from a wellness check that occurred on March 23, 2012, in Lee County, Florida and involving the Lee County Sheriff's Department as a result of the negligence of its employees, Richard Lisenbee and Robert Hamer and providing an effective date. The name of the claimant is Patricia I. Ermini. The total amount of the claim sought through the claims bill process is \$626,769.93 (Six hundred twenty-six thousand, seven hundred sixty-nine dollars and ninety-three cents). Counsel for Plaintiff is COL-LEEN J. MacALISTER, ESQ., Florida Bar Number 0804711, LAW OFFICES OF COLLEEN J. MacALISTER, P.A., 5061 Napoli Drive, Naples, Florida 34103

A bill to be entitled

An act for the relief of Patricia Ermini by the Lee County Sheriff's Office; providing for an appropriation to compensate her for injuries sustained as a result of the negligence of the Lee County Sheriff's Office; providing a limitation on the payment of compensation and attorney fees; providing an effective date.

WHEREAS, on the evening of March 23, 2012, 71-year-old Patricia Ermini spoke on the telephone with her daughter, Robin Lacasse, who found that her mother was extremely upset in the wake of her contentious and expensive divorce after a brief marriage, and

WHEREAS, Ms. Lacasse suggested to her mother that she hang up, take some time to calm down, and, afterward, call her back, which her mother did; however, Ms. Lacasse missed her mother's call, and

WHEREAS, when Ms. Ermini failed to reach her daughter, she went to bed in her bedroom, which was being cooled by a window air conditioner, and

WHEREAS, over the course of half an hour, Ms. Lacasse repeatedly tried to return her mother's call, and, when her mother did not answer, Ms. Lacasse called the Lee County Sheriff's Office (LCSO) to request that a wellbeing check be conducted to determine whether her mother was safe, and

WHEREAS, shortly before 9 p.m., LCSO dispatch relayed the call for a well-being check to Deputy Charlene Palmese, with Deputies Richard Lisenbee and Robert Hamer also responding to the call, conveying the following information to the deputies: Ms. Ermini's name and age; that the request for a well-being check had been initiated by Ms. Ermini's daughter, who did not reside in Lee County and was afraid for her mother's life; that Ms. Ermini was in the middle of a difficult divorce; that Ms. Ermini had told her daughter that

she "couldn't take it anymore"; that Ms. Ermini's daughter was worried that Ms. Ermini might commit suicide; that Ms. Ermini had never threatened suicide before; that Ms. Ermini did not suffer from mental illness; and that Ms. Ermini had a gun and might have been drinking, and

WHEREAS, at the time of the call, Deputy Lisenbee was on probation and undergoing remedial training, in part because of his demonstrated inability to control scenes or suspects through verbal commands, and he later told investigators that he could not recall receiving training in the conduct of wellbeing checks, and

WHEREAS, Deputy Palmese had completed her field training only a few days before the call, during which she received instruction on how to respond to a well-being check, but she later told investigators that she could not recall whether, at the time of the call, she had ever actually participated in a well-being check. and

WHEREAS, Deputy Hamer had been to many suicide threat calls, and he made it a practice to carry his rifle when it was known that a firearm was present on the premises where the subiect of the call was located, and

WHEREAS, Deputy Lisenbee, who was the first to arrive at Ms. Ermini's home in response to the call, observed that there were no lights on in the home when he arrived and, after a brief exterior check went to the front door. where he secured a screen door in the open position, knocked on the door, and announced, "Sheriff's Office," to no response, and

WHEREAS, Deputy Lisenbee determined that the front door was unlocked, opened the door, and again said, "Sheriff's Office," followed by "Anyone here? Anyone home?" to no response, and

WHEREAS, Deputy Palmese was second to arrive, followed by Deputy Hamer, who, like the other deputies, parked out of view from inside the residence, and

WHEREAS, Deputy Hamer retrieved from the trunk of his vehicle his AR-15 rifle, which was equipped with a flashlight and a sighting device that allowed him to find his target more quickly and easily, and

WHEREAS, Deputy Hamer determined that the three deputies, all of whom were wearing dark green uni-forms, should go into the residence to clear the house, and

WHEREAS, Deputy Hamer activat-ed the flashlight on his rifle, and Deputy Lisenbee announced "Sheriff's Office' once or twice more before they entered the home, after which they proceeded to move about the dark residence in silence as they cleared the living room, finally arriving at the primary bedroom, which had double doors, both of which were closed, and

WHEREAS, without knocking or further announcing their presence, Deputy Lisenbee opened the right-

FIRST INSERTION

hand bedroom door and shined his flashlight on a female, who appeared to be asleep on the bed wearing only undergarments, and

WHEREAS, after Deputy Lisenbee entered the bedroom doorway, he announced, "Sheriff's Office. Are you okav?" to which the woman responded, "Who's there? Who's there?," and WHEREAS, Deputy Lisenbee said,

"Sheriff's Office. We're here to make sure you're okay. Are you okay?," and

WHEREAS, Deputy Lisenbee said that, although the woman may have sounded frightened, he did not temper his tone, nor did he ever shine his flashlight on himself to allow Ms. Ermini to see that he was, in fact, a uniformed officer, and

WHEREAS, Deputy Hamer said he heard Ms. Ermini say, "What are you doing here? I have a gun," and

WHEREAS, Deputy Hamer later ac-knowledged that he didn't know whether Ms. Ermini had heard or understood Deputy Lisenbee, yet nonetheless, he turned off the flashlight on his gun, took the point," and stepped in front of Deputy Lisenbee because, he said, he had more weaponry, was the senior officer on scene, and had significantly more gun range time, and WHEREAS, terrified, Ms. Ermini

told the person at the doorway, whom she perceived as an intruder, to get out of her house "because [she had] a gun" and, with that, jumped up from the bed and hid behind the still-closed lefthand bedroom door, and

WHEREAS, it remains unclear whether Ms. Ermini grabbed her gun as she ran to shelter behind the door, and

WHEREAS, as Ms. Ermini tried to look around the bedroom door, she was shot multiple times, with Deputy Hamer firing seven rounds from his rifle through the closed bedroom door, and

WHEREAS, according to the chief crime scene investigator, a bullet fired through the middle of the door struck Ms. Ermini in her left leg, shattering her femur and causing her to fall backward onto the floor: another bullet hit her in the upper right arm, leaving a portion of her upper arm missing; and a third bullet caused a graze wound across the back of her head, and

WHEREAS, a wood splinter from the door lodged in her right eye, temporarily blinding her in that eye, and

WHEREAS, it was less than 2 minutes from the time of entry until Ms. Ermini was shot multiple times and fell to the floor, and

WHEREAS, Deputy Hamer notified dispatch of the shooting and continued to sweep the bedroom before finally delivering first aid to Ms. Ermini, whom he handcuffed because she was still alive and therefore posed a possible threat to the deputies, and

WHEREAS, Lee County Emergency Medical Services (EMS) were dis-patched at the same time as the officers and were waiting just two blocks away, which likely saved Ms. Ermini's life, and WHEREAS, when the lead paramedic for EMS arrived, he determined that Ms. Ermini had life-threatening injuries to the front and back of her left leg and to the front and back of her right arm, and a laceration to the back of her head just above the neckline, and

WHEREAS, Ms. Ermini repeatedly asked the paramedic why she had been shot, who the intruders were, and why they were in her home, and WHEREAS, Ms. Ermini's most

grievous injury was the shattered femur in her left leg, and moving her caused her significant blood loss and excruciating pain, and

WHEREAS, Ms. Ermini was taken to Lee Memorial Hospital in critical condition and later admitted to the intensive care WHEREAS, in addition to the gunshot wounds. Ms. Ermini had numerous wounds on her face from the wood splinters from the bedroom door, and

WHEREAS, an LCSO lieutenant who followed the ambulance to the hospital initially refused the emergency room doctor's request to remove the handcuffs from Ms. Ermini; emergency room staff were told that Ms. Ermini "tried to kill a cop"; and Ms. Ermini's family members were denied visitation, and

WHEREAS, doctors were able to save Ms. Ermini's eye with surgery, but her vision has deteriorated since the incident, and

WHEREAS, Ms. Ermini required multiple surgeries to repair her femur and address her wounds, including multiple skin grafts on her shoulder, and

WHEREAS, after discharge, she suffered a severe septic infection that caused her tremendous pain, and the pain medications she was prescribed induced debilitating paranoia, and

WHEREAS, on March 24, 2012. Sheriff Mike Scott told the news media that Ms. Ermini shot at deputies who had responded to a well-being check and that they returned fire, which directly contradicts Deputy Hamer's statement, in which he indicated that he shot first, and

WHEREAS, on March 29, 2012, Ms. Ermini was arrested in the intensive care unit on two counts of aggravated assault on a law enforcement officer, which the state attorney declined to prosecute, and

WHEREAS, Ms. Ermini was an emergency room nurse in South Florida for many years and had worked with law enforcement officers, no evidence was ever produced that she had any animus toward law enforcement officers, and it is still disputed that Ms. Ermini's weapon was discharged during the encounter, and

WHEREAS, Ms. Ermini remained hospitalized for about 30 days and has never fully recovered from her injuries, and

WHEREAS, Ms. Ermini continues to suffer acute pain, fatigue, and a limited range of motion due to the gunshot wound to her upper arm, all of which impair her ability to accomplish many of the activities of daily living, and she also suffers from debilitating posttraumatic stress disorder, and

WHEREAS, Ms. Ermini was forced to sell her home because she cannot afford in-home assistance, and

WHEREAS, Deputy Lisenbee and Deputy Hamer were terminated by the LCSO shortly after the incident, the latter for "conduct unbecoming," and WHEREAS, in November 2015, Ms.

Ermini filed suit against LCSO and the individual deputies involved in the call, and WHEREAS, on January 12, 2018, af-

ter a 4-day trial, a jury that included a retired law enforcement officer awarded \$1 million in damages to Ms. Ermini for her pain and suffering, and

WHEREAS, after apportionment of 75 percent of the fault to LCSO, a judgment was entered in Ms. Ermini's favor for \$750,000, and

WHEREAS, ultimately, after numerous procedural attempts by LCSO to overturn the judgment, the United States Court of Appeals for the 11th Circuit affirmed the judgment of the United States District Court in Ms. Ermini's favor, and on or about December 9, 2019, the Florida Sheriffs Risk Management Fund, on behalf of its insured, the Lee County Sheriff's Office, paid the statutory limit of \$200,000 in damages under section 768.28, Florida Statutes, and

WHEREAS, this claim bill is for recovery of the excess judgment in the amount of \$550,000, plus interest and taxable trial costs and appellate costs awarded to Ms. Ermini in the amount of \$76,769.93, for a total claim of \$626,769.93, NOW, THEREFORE, Be It Enacted by the Legislature of

the State of Florida: Section 1. The facts stated in the preamble to this act are found and declared to be true. Section 2. The Lee County Sheriff's

Office is authorized and directed to appropriate from funds not otherwise encumbered and to draw a warrant in the sum of \$626,769.93 payable to Patricia Ermini as compensation for injuries and damages sustained.

Section 3. The amount paid by the Lee County Sheriff's Office, pursuant to s. 768.28, Florida Statutes, and the amount awarded under this act are intended to provide the sole compensation for all present and future claims arising out of the factual situation described in this act which resulted in injuries and damages to Patricia Ermini. The total amount paid for attorney fees relating to this claim may not exceed 25 percent of the total amount awarded under this act.

Section 4. This act shall take effect upon becoming a law. 25-02625L July 18, 2024

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

CIVIL ACTION Case No.: 24-CC-9140 OLD BRIDGE VILLAGE CO-OP, INC. a Florida Corporation, Plaintiff/Landlord, vs.

FIRST INSERTION

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

COUNTY CASE NO. 36-2024-CA-006208 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff vs ERIC E GIBSON, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2024-CA-006208 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is Plaintiff and ERIC E GIB-SON, 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 September 11, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, BLOCK 61, UNIT 6, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST LE-HIGH ACRES, ACCORDING TO THE PLAT THERE AS RE-CORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. 07/15/2025

Kevin C. Karnes Clerk of Court (SEAL) By N Wright Angad /s/ Monica Darrow Monica Darrow, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 84114 24-09790FL July 18, 25, 2025 25-02649L

FIRST INSERTION NOTICE OF SALE

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

FLORIDA CIVIL DIVISION Case #: 23-CA-009765

DIVISION: L Wells Fargo Bank, N.A. successor

by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 Plaintiff. -vs.-

Rogelio Nunez; Brenda Hernandez; Unknown Spouse of Brenda Hernandez; Lee County, Florida; Unknown Person in Possession of Subject Property Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-009765 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2, Plaintiff and Rogelio Nunez are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on August 21, 2025, the following described property as set forth in said Final Judgment, to-wit:

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

FIRST INSERTION

TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Con-

Dated December 31st, 2007, 120 SEBASTIANS BUIN, Austin, TX 78738 and Brenda Daman Bishop as Trustee of the Brenda Daman Bishop Living Trust Agree-ment Dated December 31, 2001, 20010 Rockery Drive, Estero, FL 33928; WEEK: 4; UNIT: 5267; TYPE: ; TOTAL: \$3,715.94; PER DIEM: \$1.40; NOTICE DATE: July 7, 2025

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 File Numbers: 25-005351, 25-005368, 25-005369, 25-005404 25-02656L July 18, 25, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No. 24-CA-004593 LONGBRIDGE FINANCIAL, LLC. Plaintiff, vs. GERALDINE A. SMITH, et. al., Defendants. NOTICE IS HEREBY GIVEN pursu-

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

FIRST INSERTION

CIVIL DIVISION Case No.:25-CA-001844 ELIZABETH C. ECHEVERRI, Plaintiff, vs.

dominium'), 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

OBLIGOR: Daniel R. Fuchs Trustee under trust dated February 24, 1997, 2302 AZALEA DRIVE Palm Harbor, FL 34683 and Anick O. Fuchs Trustee under trust dated February 24, 1997, 2302 AZALEA DRIVE, Palm Harbor, FL 34683; WEEK: 21; UNIT: 5280L; TYPE: ; TO-TAL: \$4,197.58; PER DIEM: \$1.39;

NOTICE DATE: July 7, 2025 OBLIGOR: Eli Yeger, 1246 EAST 29TH STREET, Brooklyn, NY 11210 and Debby Yeger, 1246 EAST 29TH STREET, Brooklyn, NY 11210; WEEK: 47; UNIT: 5247; TYPE: Annual; TOTAL: \$5,738.65; PER DIEM: \$2.21; NOTICE DATE: July 7, 2025 OBLIGOR: Steven Joseph Olds, 750 BLACKPINE DRIVE, Vero Beach, FL 32968 and Nancy Skannel Olds, 750 BLACKPINE DRIVE, Vero Beach, FL 32968: WEEK: 32; UNIT: 5147; TYPE: Annual; TOTAL: \$5,720.83; PER DIEM: \$2.21; NOTICE DATE: July 7, 2025 OBLIGOR: Brian Russell Bish-

op as Trustee of the Brian Russell Bishop Living Trust Agreement

ant to an Order or Final Judgment entered in Case No. 24-CA-004593 of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein, LONGBRIDGE FINANCIAL. LLC, Plaintiff, and, GERALDINE A. SMITH, et. al., are Defendants, I will sell to the highest bidder for cash at. WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 7th day of August, 2025, the following described property: UNIT 1C, PALM FROND CON-

DOMINIUM, PHASE II, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM. AS RE-CORDED IN OFFICIAL RE-CORDS BOOK 1598, PAGES 479, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

DATED this 15 day of July, 2025. KEVIN C. KARNES Clerk Circuit Court (SEAL) By N Wright Angad Deputy Clerk

Submitted by: GREENSPOON MARDER, LLP 100 West Cypress Creek Road Trade Centre South, Suite 700 Fort Lauderdale, FL 33309 954-491-1120 24-001209-01 (58341.2003) 25-02660L July 18, 25, 2025

JACK B. MALZAHN Defendant.

TO: JACK B. MALZAHN

Last Known Address: 536 Whispering Wind Bend, Lehigh Acres, Lee County, Florida 33974 and 11667 Canopy Loop, Fort Myers, Florida 33913

YOU ARE HEREBY NOTIFIED that a Complaint for an Equitable Lien on the property located at 11667 Canopy Loop, Fort Myers, Florida 33913, Civil Theft, Conversion, Money Lent, Breach of Contract, Fraudulent Misrepresentation, Unjust Enrichment has been filed and commenced in this Court and you both are required to serve a copy of your written defenses, in any, to it on Ljubica N. Bjazevic, Esq., attorney for Plaintiff, whose address is 2891 Center Pointe Dr., Suite 304, Fort Myers, Florida 33916 and file the original with the clerk of the above styled court on or before August 25, 2025; otherwise a default will be entered against you both for the relief prayed for in the Complaint.

Witness my hand and seal of said Court at Fort Myers, Florida on July 14, 2025.

KEVIN C. KARNES Clerk of Court (SEAL) By: K. Shoap As Deputy Clerk Ljubica N. Bjazevic, Esq., attorney for Plaintiff, 2891 Center Pointe Dr., Suite 304, Fort Myers, Florida 33916 Jul. 18, 25; Aug. 1, 8, 2025 25-02630L and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendant/Tenant.

TO: DANIEL MACHNIK

DANIEL MACHNIK ir

YOU ARE HEREBY NOTIFIED that a lien foreclosure action involving the following property:

1985 Mobile Home Units identified as Vehicle Identification Numbers FLFL2AE437905729 and FLFL 2BE437905729.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, RO-LAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Myers, Florida 33901, on or before August 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on July 14, 2025.

KEVIN C. KARNES Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk Stephen W. Dommerich Aloia, Roland, Lubell & Morgan, PLLC 2222 Second Street Fort Myers, Florida 33901 (239)791-7950sdommerich@lawdefined.com Jul. 18, 25; Aug. 1, 8, 2025 25-02628L

LOT 12. BLOCK 152. UNIT 44. MIRROR LAKES, SECTION 19. TOWNSHIP 45 SOUTH RANGE 27 EAST, AS RECORD-ED IN PLAT BOOK 27, PAGE 131. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

07/15/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-670723-329350 FC01 CHE 25-02659L July 18, 25, 2025



NOTICE OF ACTION to quiet title on the following property IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT in Lee County, Florida: FOLLOWING DE-THE IN AND FOR LEE COUNTY SCRIBED LAND, SITUATE, FLORIDA LYING, AND BEING IN LEE CASE NO.: 25-CA-002230 COUNTY, FLORIDA, TO WIT: LOTS 32, 33, AND 34, BLOCK HOMESTEAD ASPIRATIONS LLC, 3663, UNIT 49, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 145-154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. YOU ARE NOTIFIED that an action has been filed against you and that you FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-001994 INTER US FINANCE, LLC, Plaintiff, vs. PENAFIEL VALLEJO INVESTMENT, LLC, et al.,

TO: PENAFIEL VALLEJO INVEST-MENT, LLC

Whose last known residence(s) is: 7901 Kingspointe Pkwy, Suite 19, Orlando, FL 32819

360 Claridge Circle, Lehigh Acres, FL

And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are:

YYOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy there-of upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 10421221

A/K/A 360 CLARIDGE CIR., LEHIGH ACRES, FL 33974

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County this 15 day of

July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By K. Shoap Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A. PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972,

service@dwaldmanlaw.com July 18, 25, 2025 25-02653L

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-001920 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7,

Plaintiff, vs. MARIANNE HERRERA; UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; PREFERRED CREDIT, INC.; UNKNOWN

3937, CAPE CORAL UNIT 54, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA.

a/k/a 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 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

FIRST INSERTION 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 August 25, 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.

--- ACTIONS / SALES ---

DATED this 14 day of July, 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 Jul. 18, 25; Aug. 1, 8, 2025 25-02627L

dress is 12425 28th Street North, Suite

200, St. Petersburg, FL 33716, within

thirty (30) days after the first publica-tion of this Notice of Action, and file

the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's at-

torney or immediately thereafter; oth-

erwise, a default will be entered against you for the relief demanded in the com-

If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. Please

contact Brooke Dean, Operations Divi-

sion Manager, whose office is located at Lee County Justice Center, 1700 Mon-

roe Street, Fort Myers, Florida 33901,

and whose telephone number is (239) 533-1771, at least 7 days before your

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appear-

ance is less than 7 days; if you are hear-

ing or voice impaired, call 711. WITNESS my hand and seal of the

Kevin C. Karnes Clerk of the Circuit Court

Deputy Clerk

25-02648L

(SEAL) By: K. Shoap

Court on this 15 day of July, 2025.

eXL Legal, PLLC,

1000010540

July 18, 25, 2025

Plaintiff's attorney,

plaint petition.

FIRST INSERTION

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

FLORIDA CASE NO. 24-CA-006459 LOANDEPOT.COM, LLC

Plaintiff, v. OSCAR ANGELES A/K/A OSCAR L. ANGELES, ET AL.

Defendants. TO: OSCAR ANGELES A/K/A OSCAR L. ANGELES,

Current residence unknown, but whose last known address wa

2732 W DIPLOMAT PKWY, CAPE CORAL, FL 33993 AND

JESSIE ANGELES A/K/A JESSIE J. ANGELES,

Current residence unknown, but whose last known address was: 2732 DIPLOMAT PKWY W, CAPE

CORAL, FL 33993-4892 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Lee County, Florida, to-wit: LOTS 15 AND 16, BLOCK 4067,

CAPE CORAL UNIT 56, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 19, PAGE 107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CICRCUIT

IN AND FOR LEE COUNTY

FLORIDA CASE NO.: 25-CA-002571

Plaintiff, v. OMAR L. JONES and MABLE S.

DENVER, COLORADO 80211

DENVER, COLORADO 80211

in Lee County, Florida: THE FOLLOWING

YOU ARE NOTIFIED that an action

to quiet title on the following property

SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE

COUNTY, FLORIDA, TO WIT:

LOT 13, BLOCK 31, UNIT 5, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST,

LEHIGH ACRES ACCORD-ING TO THE MAP OR PLAT

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-

CHRISTINE AUSTIN,

TO: OMAR L. JONES

2623 RIVER DRIVE

MABLE S. JONES 2623 RIVER DRIVE

JONES, Defendants. FIRST INSERTION

12425 28th Street North, Suite 200, St. Petersburg, FL 33716

CORDED IN PLAT BOOK 15, PAGE 174, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your writ-ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before August 25, 2025 of this Notice, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, Florida 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 14 day of July, 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 Jul. 18, 25; Aug. 1, 8, 2025



Email your Legal Notice

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

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



PERSON IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) To the following Defendant(s): MARIANNE HERRERA (LAST KNOWN ADDRESS) 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN SPOUSE OF MARI-ANNE HERRERA (LAST KNOWN ADDRESS) 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 ISAAC DIAZ 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN SPOUSE OF ISAAC DIAZ 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN PERSON IN POSSES-SION OF THE SUBJECT PROPERTY 2801 SW 3RD ST CAPE CORAL, FLORIDA 33991

who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 57 AND 58, BLOCK

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 15 day of July, 2025.

KEVIN C. KARNES As Clerk of Court (SEAL) By K. Shoap As Deputy Clerk

Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 25-00421 SM, LLC V1.20140101 July 18, 25, 2025 25-02644L

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

FIRST INSERTION

TO: (See Exhibit A – Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) 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 ..

Exhibit A

OBLIGOR: Robin Josephine Wilder, 305 COUNTY RD 3470, Paradise, TX 76073 and Wayne Lewis Wilder, 305 COUNTY RD 3470, Paradise, TX 76073; WEEK: 17; UNIT: 5190L; TYPE: Annual; TOTAL: \$9,371.66; PER DIEM: \$2.67; NOTICE DATE: July 7, 2025 The default giving rise to these proceedings is the failure of the Obligors (See

Exhibit A - Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Inter-

est as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 File Numbers: 25-002746 25-02655L July 18, 25, 2025

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





Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



Stay Informed, It's Your Right to Know.

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



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





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

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

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

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



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

Grade	F
	_

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





Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Court Notices



Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

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

THIRD 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 abovestyled 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.

(SEAL) BY: J. Collins

Joseph P. Hoffman, Esq.,

25-02439L July 4, 11, 18, 25, 2025

Clerk of the Circuit Court

Deputy Clerk

2180 W. First Street, Suite 310, Fort Myers, Florida 33901

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Lee COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3599 IN RE: ESTATE OF Joseph P. Rotino, Sr

Deceased. The administration of the estate of Joseph P. Rotino, Sr, deceased, whose date of death was October 1st, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Attn: Probate, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

FOURTH 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, WIN-STON 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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02304L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-1040

Division Probate IN RE: ESTATE OF

JOHANN SCHARL

Deceased.

The administration of the estate of

JOHANN SCHARL, deceased, whose

date of death was July 3, 2024, is pend-

ing in the Circuit Court for Lee County,

Florida, Probate Division, the address

of which is 2075 Martin Luther King Jr.

Blvd., 2nd Floor, Fort Myers, FL 33901.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

and other persons having claims or de-

mands against decedent's estate must

All other creditors of the decedent

must be filed with the clerk.

The personal representative has no

OF THIS NOTICE ON THEM.

below.

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000417 NOTICE IS HEREBY GIVEN that DA-

THIRD INSERTION

VID 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 cer-tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08343 Year of Issuance 2023 Descrip-tion of Property LOTS 33 AND 34, BLOCK 106, UNIT NO. 7, SAN CARLOS PARK, ACCORD-ING TO THE MAPOR PLAT THEREOF, AS RECORDED IN DEED BOOK 315, PAGES 150 THROUGH 152, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 16-46-25-07-00106.0330 Names in which assessed: AIMAN BENNROUA, MACK-ENZIE JORDAN SMITH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 4, 11, 18, 25, 2025 25-02399I

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002023

Division: Probate IN RE: ESTATE OF BONNIE L. GIBBENS, **Deceased.** The administration of the Estate of

Bonnie L. Gibbens, deceased, whose date of death was May 18, 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.

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.

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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All 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.

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000413

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: 23-00589 Year of Issuance 2023 De-scription of Property LOT 47, IN BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C1-02327.A470 Names in which assessed: AMANDA MARTINEZ, WIL-

LIAM RAGA All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

July 4, 11, 18, 25, 2025

25-02380L

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001595 Division PROBATE IN RE: ESTATE OF RUTH ANN SOMMERS,

Deceased

The administration of the estate of RUTH ANN SOMMERS, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Mvers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FOURTH 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 Mvers, 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 cur-rent 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 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

THIRD INSERTION NOTICE OF ADMINISTRATIVE COMPLAINT

To: AJAVIA T. MURPHY Case: CD202502765/D 3327768

An AdministraIve 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 SecIons 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 maaer will be waived and the Department will dispose of this cause in accordance with law.

July 4, 11, 18, 25, 2025 25-02467L

SECOND INSERTION 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 at public sale by competitive bidding on Thursday the 24th day of July 2025, at 10:00 A.M., on lockerfox.com. Said property has been stored and is located at: iStorage Fiddlesticks, 13701 Indian Paint Ln. Fort Myers, FL., 33912, Lee County,

The following: Name: Amanda Matzke Unit # 1343 Contents: totes, fan, bag, small boxes Purchases must be paid for at the time of purchase. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obli-

gated party. July 11, 18, 2025 25-02492L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001842

IN RE: ESTATE OF ORMA JO KIEVIT Deceased.

The administration of the Estate of Orma Jo Kievit, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.

The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 11th, 2025

Personal Representative:

John Rotino, Jr

12241 Transit Line Rd Springville, NY 14141 Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-Florida.com July 11, 18, 2025 25-02494L file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.

Walter Scharl

Personal Representative

Darrin R. Schutt, Esq. Attorney for Personal Representative Florida Bar Number: 886830 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 25-02521L July 11, 18, 2025

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

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

Notice is July 11, 2025. **Personal Representative:**

Kevin M. Gibbens

17843 W. Evans Dr. Surprise, AZ 85388 Attorney for Personal Representative: Aglaë S. Van den Bergh Attorney for Personal Representative Florida Bar Number: 1031166 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Roval Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: aglaev@trustska.com July 11, 18, 2025 25-02502L 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.

TION 733.702 WILL BE FOREVER

The date of first publication of this notice is July 11, 2025.

Personal Representative: CINDY BOGNAR

660 May Street Elgin, Illinois 60120 Attorney for Personal Representative: Thomas C. Walser, Esq. E-mail Addresses: info@walserlaw.com, twalser@walserlaw.com Florida Bar No. 381578 WALSER LAW FIRM 4800 N. Federal Highway, Suite 108-D Boca Raton, Florida 33431 Telephone: (561) 750-1040 25-02486L July 11, 18, 2025

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

Personal Representative: Rex D. Rork

13153 N Boulevard St. Vicksburg, Michigan 49097 Attorney for Personal Representative: Carol R. Sellers Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239-992) 0723 E-Mail: csellers@richardsonsellers.comJuly 11, 18, 2025 25-02501L

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- ESTATE ----

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-001835 IN RE: THE ESTATE OF THOMAS ALFRED FOCA. deceased

The administration of the Estate of THOMAS ALFRED FOCA, 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: 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 oth-

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

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

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

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

The date of first publication of this notice is July 11, 2025. **Personal Representative:**

Carleen Menist Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 July 11, 18, 2025 25-02496L

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Lee COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP 002060 IN RE: ESTATE OF Cynthia Lee Benderson Deceased.

The administration of the estate of Cynthia Lee Benderson, deceased, whose date of death was January 15th, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-01536 IN RE: ESTATE OF Neil T. Nierowiecz, Deceased.

The administration of the estate of Neil T. Nierowiecz, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS 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 July 11, 2025.

Personal Representative:

Eileen L. Huff, 21568 Berwhich Run, Estero, FL 33928 Telephone: 908-380-1062. Attorney for Personal Representative: Richard Blackwell, Esq., Florida Bar Number: 110331, Ric Blackwell Law, PA, 10600 Chevrolet Way, Suite 212, Estero, Florida 33928. Telephone: 239-240-7764, Fax: 877-349-3854, E-Mail: ric@ricblackwelllaw.com July 11, 18, 2025 25-02497L

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1646 Division Probate IN RE: ESTATE OF JOSEPH R. AMATO A/K/A JOSEPH RALPH AMATO 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 Joseph R. Amato a/k/a Joseph Ralph Amato, deceased, File Number 25-CP-001646, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346. Fort Myers, FL 33902; that the decedent's date of death was March 1, 2025; that the total value of the estate is \$8, 614.14 and that the names and addresses of those to whom it has been assigned by such order are: Name Address

Debra A. Gabriele and Larry Amato, co-Trustees of the Joseph R. Amato 2022 Irrevocable Trust 174 Hall Street

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CP-001896 IN RE: The Estate of Daisy Gordon,

Deceased. The administration of the estate of Daisy Gordon, deceased, whose date of death was May 15, 2025, and whose social security number is xxx-xx-xxxx. is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is July 11, 2025. Personal Representative:

Joseph Leon Wise Attorney for Personal Representative, Joseph Leon Wise: ALLAN T. GRIFFITH P.A. 2100 McGregor Boulevard Fort Myers, FL 33901 (239) 334-9199 allan@allantgriffith.com Allan T. Griffith, Esquire Florida Bar #173669 July 11, 18, 2025 25-02495L

--- SALES ----

SECOND INSERTION NOTICE OF LIEN FORECLOSURE

SALE IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 24-CC-006932 Judge: Kimberly Davis Bocelli EDISON CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, v.

THE UNKNOWN HEIRS OF THOMAS M. KRETSCHMAR and all others claiming by. through or under THOMAS M. KRETSCHMAR, Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure Count I entered in Case No. 2024-CC-6932 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where EDISON CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and where THE UNKNOWN HEIRS OF THOMAS M. KRETSCHMAR and all others claiming by, through or under THOMAS M. KRETSCHMAR 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 the July 31, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure: Apartment #205, Edison Apartments, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 715, page 872, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common undivide. elements. ⁻¹ ID: 13-44-24-P3-0090A.2050

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File Number: 25-CP-000773 Division: P(7) IN RE: ESTATE OF CAROL M. GOSSETT, Deceased. The administration of the estate

of CAROL M. GOSSETT, deceased, whose date of death was June 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, 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 oth-

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

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

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

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

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

c/o PBYA 200 S. Andrews Ave., Suite 600 Ft. Lauderdale, FL 33301~

Attorney for Personal Representatives Edward T. Yevoli, Esq. Florida Bar No. 395201 Perlman, Bajandas, Yevoli & Albright, P.L. 200 South Andrews Avenue, Suite 600 Fort Lauderdale, Florida 33301 Telephone: (954) 566-7117 Email: evevoli@pbyalaw.com eserviceftl@pbyalaw.com July 11, 18, 2025 25-02485L

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-1957 IN RE: ESTATE OF JUAN CARLOS MORALES a/k/a JUAN MORALES, Deceased.

The administration of the estate of Juan Carlos Morales a/k/a Juan Morales, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1802 Division Probate IN RE: ESTATE OF LEONARD WILLIAM ANDERSON Deceased.

The administration of the estate of Leonard William Anderson, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is July 11, 2025. Personal Representative:

Debra Anderson 238 SW 43rd Terrace Cape Coral, Florida 33914 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 July 11, 18, 2025 25-02512L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001839 Division PROBATE IN RE: ESTATE OF W.S. WAINSCOTT Deceased.

The administration of the estate of W.S. Wainscott, deceased, whose date of death was October 16, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the addre

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001841 IN RE: ESTATE OF JOHN J. VESBACH Deceased.

The administration of the estate of John J. Vesbach, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

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

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

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

The date of first publication of this notice is July 11, 2025. Personal Representative:

Noel D. Kohr

Trust Officer at Edward Jones Trust Company

Post Office Box 66916 St. Louis, Missouri 63166 Attorney for Personal Representative: Heidi M. Brown, Attorney Florida Bar Number: 48692 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com Secondary E-Mail: hillaryh@omplaw.com 25-02508L July 11, 18, 2025

SECOND INSERTION

BARRED.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is July 11, 2025.

/s/ Brett Benderson P.O. Address: 28 Brynstone Court, Buffalo, NY 14228 Personal Representative ANDREW W. ROSIN, P.A. Attorneys for Personal Repre ntative

1966 HILLVIEW STREET SARASOTA, FL 34239 Telephone: (941) 359-2604 Florida Bar No. 0598305

Email Addresses: arosin@rosinlawfirm.com July 11, 18, 2025 25-02522L

Raynham, MA 02767 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 11, 2025. **Person Giving Notice:** Debra A. Gabriele 174 Hall Street Raynham, Massachusetts 02767 Attorney for Person Giving Notice: /s/Wess M. Jacobs Wess M. Jacobs, Attorney Florida Bar Number: 932655 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: wessj@omplaw.com Secondary E-Mail: elizabethw@omplaw.com 25-02511L July 11, 18, 2025

Address: 2544 First Street #205 Fort Myers, FL 33901.

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 within 60 days after the sale. Dated this 07/02/2025.

CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: T Mann as Deputy Clerk The Dorcey Law Firm, PLC

13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 July 11, 18, 2025 25-02478L

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

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

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

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

notice is July 11, 2025

Ramona Odalis Piloto **Personal Representative** 500 Lincoln Blvd

Lehigh Acres, FL 33936 Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com Email: courtfilings@capecoralattorney.com 25-02503L July 11, 18, 2025

of which is 1700 Monroe Street, Fort Mvers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative: Mrs. Frieda Knox

19633 Vintage Trace Circle Fort Myers, FL 33967 Attorney for Personal Representative: Tasha A. Warnock, Esq. Attorney for Personal Representative Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com July 11, 18, 2025 25-02524L

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. $\stackrel{\simeq}{\succ}$ Rarely do consumers specifically search online for public notices.

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

Case No.: 25-CA-002150

UNKNOWN HEIRS, CREDITORS,

LIENORS, TRUSTEES, AND ALL

DEVISEES, BENEFICIARIES,

OTHER PARTIES CLAIMING

UNDER OR AGAINST THE ESTATE OF NORMAN L.

PAULA ANNETTE STEWART,

THE ESTATE OF NORMAN L.

WILLIAMS; HEATHERWOOD

WILLIAMS; NADINE WILLIAMS; UNKNOWN SPOUSE OF NADINE

UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

HEREIN DESCRIBED:

UNKNOWN TENANT #1;

UNKNOWN TENANT#2,

To the following Defendant(s):

UNKNOWN HEIRS, CREDITORS,

GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES, AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY.

THROUGH, UNDER OR AGAINST

THE ESTATE OF NORMAN L. WIL-

LIAMS, DECEASED (RESIDENCE

UNKNOWN SPOUSE OF NADINE

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT

IN AND FOR LEE COUNTY

FLORIDA

CASE NO.: 25-CA-002121

LORENZ, HEIRS OF MILDRED M.

TO: ESTATE OF MILDRED M. LO-

HEIRS OF MILDRED M. LORENZ

YOU ARE NOTIFIED that an action

DE-

to quiet title on the following property

SCRIBED LAND, SITUATE,

LYING, AND BEING IN LEE

COUNTY, FLORIDA, TO WIT:

LOT 17, BLOCK 47, UNIT 12,

SECTION 16, TOWNSHIP 44

SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-

ING TO THE MAP OR PLAT

THEREOF ON FILE IN THE

LORENZ and REGIS LORENZ.

lowing described property:

BROOKLEIGH LLC,

Defendant.

RENZ

Plaintiff, v. ESTATE OF MILDRED M.

620 COLLEGE AVENUE

620 COLLEGE AVENUE

1509 CLAYTON AVENUE

LEHIGH ACRES, FL 33972

THE FOLLOWING

PITTSBURGH 32, PA

PITTSBURGH 32, PA

in Lee County, Florida:

REGIS LORENZ

(RESIDENCE

BENEFICIARIES.

Defendant.

DEVISEES.

UNKNOWN)

WILLIAMS

KNOWN)

INTEREST IN THE PROPERTY

WILLIAMS, DECEASED;

AS POTENTIAL HEIR OF

ASSOCIATION, INC.; ALL

INTERESTS BY, THROUGH,

LAKES PROPERTY

AN INTEREST BY, THROUGH,

GRANTEES, ASSIGNEES,

NEWREZ LLC D/B/A

SERVICING,

Plaintiff, v.

SHELLPOINT MORTGAGE

THIRD 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, Ve-

Identification hicle No. 1C6RR6KT8KS545840has 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

THIRD 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 de-

scription 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 Familv 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 Law Rules of Procedure. Family

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 Divi-

sion 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 25-02434L

THIRD 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 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 SIM-MONS & 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' attor-ney or immediately thereafter. IF YOU FAIL TO DO SO, À DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETI-TION 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-mauled to the addressed on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure. quires 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.

SECOND INSERTION LOT 37, BLOCK 7015, HEATH-ERWOOD LAKES, ACCORD-ING TO THE MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 20 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 2073 Cape Heather Cir, Cape Coral, FL 33991

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 1 day of July, 2025. Kevin C Karnes

As Clerk of the Court (SEAL) By N Wright Angard As Deputy Clerk Kelley Kronenberg,

Attorney for Plaintiff. 10360 West State Road 84, Fort Lauderdale, FL 33324 July 11, 18, 2025 25-02488L

SECOND INSERTION

UN-

THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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 August 12, 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

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk The Law Office of C.W. Wickersham, 25-02484L

SECOND INSERTION

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

CASE NO. 25-CA-002173 SECURITY CAPITAL VENTURES, LLC CASE a Florida limited liability company, Plaintiff, vs.

HF REALESTATE, LLC and ROBERT A. HULL, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Mortgage Foreclosure against Defendant, HF REALESTATE, LLC, filed July 7, 2025 and entered in Case No. 25-CA-002173, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and HF REALESTATE, LLC and ROBERT A. HULL 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 August 7, 2025, the following described property as set forth in said Default Final Judgment, to wit:

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the Easterly 30 feet thereof, and the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the Easterly 30 feet thereof, together with an easement for right-of-way over the South 30 feet of the East 1/2 of the North 3/4 of the Northeast 1/4 of the Southeast 1/4, all in Section 15, Township 43 South, Range 25 East, Lee County Florida. (commonly known as: 18331-335

Durrance Road, Fort Myers, FL 33917)

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 07/08/2025

KEVIN C. KARNES Clerk of the Circuit Court & Comptroller (SEAL) By: N. Wright Angad

As Deputy Clerk Submitted by: Mark D. Feinstein, Esq. Feinstein & Sorota, P.A. Attorneys for Plaintiff 600 Corporate Drive Suite 320 Fort Lauderdale, FL 33334 Tel: (954) 617-1500 Fax: (954) 617-4100 Designated service e-mails: fspa@fspalaw.com; pleadings@fspalaw.com July 11, 18, 2025 25-02517L

SECOND INSERTION NOTICE OF ACTION; **CONSTRUCTIVE SERVICE -**

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

CASE NO.: 25-CA-002775 ROUNDPOINT MORTGAGE SERVICING LLC, Plaintiff, vs. MARK A. ERNST; et al.,

Defendants. TO: MARK A. ERNST. 900 NW EM-BERS TER CAPE CORAL, FL 33993 LORIE MARIE ERNST, 900 NW EM-BERS TER CAPE CORAL, FL 33993 YOU ARE NOTIFIED that an action SECOND INSERTION

NOTICE OF CIVIL ACTION

WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE

COUNTY, FLORIDA CASE: 25-CA-2712 CARLOS AUGUSTO CAMACHO

SUAREZ

Plaintiff, vs. JEAN PIERRE DOLLBERG Defendants.

YOU ARE HEREBY NOTIFIED that an action involving the:

COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before August 12, 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 July 03, 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 Phone No. 239-275-2200 Email: disaac@donaldisaaclaw.com July 11, 18, 25; Aug. 1, 2025 25-02475L

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

CASE: 25-CA-2741 CARLOS AUGUSTO CAMACHO

SUAREZ Plaintiff. vs. HENDRIK DE GROOT **Defendants.** YOU ARE HEREBY NOTIFIED that

an action involving the: COMPLAINT TO QUIET TITLE

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before August 12, 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 July 03, 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 July 11, 18, 25; Aug. 1, 2025 25-02476L

SECOND INSERTION NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL

demanded in the Complaint. DATED this 03 day of July, 2025.

Jr., P.A., Plaintiff's attorney, 2720 Park Street. Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 July 11, 18, 25; Aug. 1, 2025

FOURTH INSERTION

OFFICE OF THE CLERK OF

has been filed against you and that you

quires 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 25-02409L July 4, 11, 18, 25, 2025

SAVE TIME E-mail your Legal Notice

legal@businessobserverfl.com

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

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

FOURTH INSERTION

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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02299L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000311

NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21960

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

PATRICK JOHNSON All of said property being in the County

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02309L

to foreclose to the following property in Lee County, Florida:

LOTS 56 AND 57, BLOCK 3646, CAPE CORAL UNIT 48, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 135, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 900 NW EM-BERS TER, CAPE CORAL, FL 33993 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, within 30 days from first date of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on July 03, 2025. Kevin C. Karnes

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

DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 11, 18, 2025 25-02481L

CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-000242 **OSCAR M CAMACHO GARCIA** Plaintiff, vs. **GEORGIA E. GARTLAND**

Defendants.

YOU ARE HEREBY NOTIFIED that an action involving the:

COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Sum-merlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before August 12, 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 July 03, 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 Phone No. 239-275-2200 Email: disaac@donaldisaaclaw.com July 11, 18, 25; Aug. 1, 2025 25-02477L

SECOND INSERTION

--- ACTIONS / SALES ----

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA CIVIL DIVISION CASE NO: 24-CA-006005 CLOUT CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff. v.

SLATEN CONSTRUCTION, INC., a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company. Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment Against FVM Cape Vista LLC filed on the 21st day of April, 2025, in Civil Action No. 2024-CA-006005, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which SLATEN CONSTRUCTION, INC., a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company, are the Defendants, and Clout Construction, LLC is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County, will sell to the highest bidder for cash on the 24th day of July, 2025 at 9:00 a.m., by electronic sale at www.lee.realforeclose. com, the following described real prop-erty set forth in the Final Judgment Against FVM Cape Vista LLC in Lee County, Florida:

ADDRESS:

35 - 43 NE 10th Place, Cape Coral, Florida 33909 LEGAL DESCRIPTION:

A tract or parcel of land situated in block 3587 Cape Coral Unit 46, according to Plat Book 17, Pages 118 through 129, of the Public Records of Lee County Florida, being more particularly described in the Warranty Deed recorded in the Official Records of Lee County, Florida on February 1, 2022, as Instrument No. 2022000036428, Doc Type D, Pages 3.

Folio ID: 10502438 STRAP:

07-44-24-C4-03587.0030

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes Section 45.031. DATED this 07/07/2025

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

SECOND INSERTION

CIVIL DIVISION CASE NO. 23-CA-012644 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH **CERTIFICATES, SERIES** 2006-PR1 TRUST, Plaintiff, vs. RUTH A. FORTIN; BEAU RIVAGE

CONDOMINIUM ASSOCIATION, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 30, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WELLS FARGO BANK. N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CON-DOMINIUM ASSOCIATION, INC.; 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 August 7, 2025, the following described property as set forth in said Final Judgment, to wit: CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION THEREOF, RECORDED OC-TOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME. 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 8 day of July, 2025. KEVIN C. KARNES As Clerk of said Court (SEAL) By T. Mann As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00811 SPS V6.20190626 July 11, 18, 2025 25-02509L

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

FLORIDA CASE NO.: 25-CA-001563 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3. Plaintiff, vs. JEFFREY MICHAEL THOMAS A/K/A JEFFREY THOMAS; **UNKNOWN SPOUSE OF JEFFREY** MICHAEL THOMAS A/K/A JEFFREY THOMAS: UNKNOWN

TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER **UNKNOWN PARTIES, et.al.** Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Summary Judgment of Foreclosure dated July 7, 2025, en-tered in Civil Case No.: 25-CA-001563 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAV-INGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3, Plaintiff, and JEFFREY MICHAEL THOMAS A/K/A JEFFREY THOMAS, is Defendant.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 7th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOTS 20 AND 21, BLOCK 6133, CAPE CORAL, UNIT 98, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 107, 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 07/08/2025.

KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: T. Mann Deputy Clerk Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard, Seuite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-51979 July 11, 18, 2025 25-02510L

SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND

CASE NO.: 24-CA-000173 ASSOCIATION, Plaintiff, vs. JOHN P. KATZ A/K/A JOHN PATRICK KATZ; UNKNOWN SPOUSE OF JOHN P KATZ A/K/A JOHN PATRICK KATZ; WENDY KATZ A/K/A WENDY CAROLINE BASTOS A/K/A WENDY C. KATZ A/K/A WENDY CAROLINE FESSLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 09 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 32 AND 33, BLOCK 2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF. RE-CORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3209

NW 2ND PL, CAPE CORAL, FL 33993

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this day of 07/08/2025. KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02644 July 11, 18, 2025 25-02518L NOTICE OF FORECLOSURE SALE

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

PHH MORTGAGE CORPORATION, Plaintiff. VS. GERALDINE O'BRIEN-OBORNE; PAUL W. BRAHNEY, JR.; MICHAEL BRAHNEY; KARIN BRAHNEY; E. CHRISTINE

BRAHNEY BYRD; STEPHEN BRAHNEY; THOMAS BRAHNEY; REGINA WAGNER: JEFFREY JONES; BONA BAME A/K/A BONA JONES; JACKSON BRAHNEY C/O THOMAS BRAHNEY; ADDISON **BRAHNEY C/O THOMAS** BRAHNEY; HANNA BRAHNEY C/O STEPHEN BRAHNEY; **ROWAN BRAHNEY C/O STEPHEN** BRAHNEY; UNKNOWN SPOUSE OF E. CHRISTINE BRAHNEY SHAPIRO; UNKNOWN SPOUSE OF E. PATRICIA BRAHNEY JONES N/K/A STEVEN JONES: UNKNOWN SPOUSE OF MARY JO BRAHNEY BYRD N/K/A STEVEN BYRD; UNKNOWN SPOUSE OF STEPHEN BRAHNEY N/K/A KRISTINA BRAHNEY; UNKNOWN SPOUSE OF BONA BAME A/K/A BONA JONES N/K/A TRAYLOR BAME; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRISTOL BAY III OF LEGENDS CONDOMINIUM ASSOCIATION, INC.; LEGENDS GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC.;

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Or-der or Final Judgment. Final Judgment was awarded on June 16, 2025 in Civil Case No. 24-CA-002861, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and GERALDINE O'BRIEN-OBORNE; PAUL W. BRAHNEY, JR.; MICHAEL BRAHNEY; KARIN BRAHNEY; E. CHRISTINE BRAHNEY SHAPIRO; E. PATRICIA BRAHNEY JONES: MARY JO BRAHNEY BYRD; STEPHEN BRAHNEY; THOMAS BRAHNEY; REGINA WAGNER; JEFFREY

JONES; BONA BAME A/K/A BONA JONES; JACKSON BRAHNEY C/O THOMAS BRAHNEY; ADDISON PURSUANT TO CHAPTER 45

FLORIDA 24-CA-002861 BRAHNEY SHAPIRO; E. PATRICIA BRAHNEY JONES; MARY JO

HANNA BRAHNEY C/O STEPHEN BRAHNEY; ROWAN BRAHNEY C/O STEPHEN BRAHNEY; UN-KNOWN SPOUSE OF E. CHRISTINE BRAHNEY SHAPIRO; UNKNOWN SPOUSE OF E. PATRICIA BRAHN-EY JONES N/K/A STEVEN JONES; UNKNOWN SPOUSE OF MARY JO BRAHNEY BYRD N/K/A STEVEN BYRD; UNKNOWN SPOUSE OF STE-PHEN BRAHNEY N/K/A KRISTINA BRAHNEY; UNKNOWN SPOUSE OF BONA BAME A/K/A BONA JONES N/K/A TRAYLOR BAME; UNITED STATES OF AMERICA - DEPART-MENT OF HOUSING AND URBAN DEVELOPMENT; BRISTOL BAY III OF LEGENDS CONDOMINIUM AS-SOCIATION, INC.; LEGENDS GOLF & COUNTRY CLUB MASTER ASSO-CIATION, INC.; are Defendants.

BRAHNEY C/O THOMAS BRAHNEY;

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 14, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT 205 BUILDING 4, OF BRISTOL BAY III OF LEG-OF ENDS CONDOMINIUM, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3769 AT PAGE 3874 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. WITNESS my hand and the seal of the court on 07/08/2025.

CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Wright Angad Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1395**-**1149B July 11, 18, 2025 25-02516L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

24-CA-002338 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, VS. JOSEPH C. BISSONNETTE A/K/A JOSEPH BISSONNETTE; UNKNOWN SPOUSE OF JOSEPH C. BISSONNETTE A/K/A JOSEPH **BISSONNETTE N/K/A; THE** FAIRWAY VILLAS III AT BANYAN TRACE CONDOMINIUM ASSOCIATION, INC.; BANYAN TRACE MASTER ASSOCIATION, INC.; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3;UNKNOWN TENANT #1; UNKNOWN TENANT Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 20, 2025 in Civil Case No. 24-CA-002338, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 is the Plaintiff, and JOSEPH C. BISSONNETTE A/K/A JOSEPH BIS-SONNETTE; UNKNOWN SPOUSE OF JOSEPH C. BISSONNETTE A/K/A JOSEPH BISSONNETTE N/K/A; THE FAIRWAY VILLAS III AT BANYAN TRACE CONDO-MINIUM ASSOCIATION, INC.; BANYAN TRACE MASTER ASSO-CIATION, INC.; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES; are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for

cash at www.lee.realforeclose.com on October 23, 2025 at 09:00:00 AM EST

the following described real property as set forth in said Final Judgment, to wit: UNIT NO. 306. OF THE FAIR-WAY VILLAS III AT BANYAN

TRACE, A CONDOMINIUM, ACCORDING TO THAT CER-TAIN DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS BOOK 4344, PAGE 3007, AND FIRST AMENDMENT TO DECLARATION RECORD-ED IN OFFICIAL RECORDS BOOK 4353, PAGE 2224, TO-GETHER WITH SUCH ADDI-TIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED IN-TEREST OR SHARE IN THE COMMON ELEMENTS AP-PURTENANT THERETO, ALL AS RECORDED IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. TOGETHER WITH A NON-

EXCLUSIVE EASEMENT FOR INGRESS AND UTILI-TIES CONTAINED AND DE-SCRIBED IN THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3698, PAGE 5461, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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-001272 FIFTH THIRD BANK, N.A.,

Plaintiff, vs JANINE HINES, et al.,

Defendant. To: JANINE HINES, 1040 HANCOCK CREEK SOUTH BLVD UNIT 201, CAPE CORAL, FL 33909 UNKNOWN SPOUSE OF JANINE HINES, 1040 HANCOCK CREEK

SECOND INSERTION AL, FL 33909 LAST KNOWN ADDRESS STATED CURBENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and person-al property described as follows, to-wit: UNIT 201, BUILDING J, OF PINE KEY CONDOMINIUM RESORT, A PHASE CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000088522, AND ALL

MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief

WITNESS my hand and seal of said Court on the 03 day of July, 2025. Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: K. Shoap Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-11258FL

FOR LEE COUNTY, FLORIDA CIVIL DIVISION: U.S. BANK NATIONAL

SUBSEQUENT

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

WITNESS my hand and the seal of the court on July 8, 2025. CLERK OF THE COURT

Kevin C. Karnes (SEAL) T. Mann Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15874B July 11, 18, 2025 25-02514L

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT. IN AND FOR LEE COUNTY, FLORIDA. CASE No. 25-CA-002072 PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. TODD LEIGH JOHNSON, ET AL. DEFENDANT(S). To: TODD LEIGH JOHNSON **RESIDENCE: UNKNOWN** LAST KNOWN ADDRESS: 5640 Foxlake Dr. North Fort Myers, FL 33917 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Lee County, Florida: A Tract or Parcel of land situated

in the State of Florida. County of Lee, being a part of Section 36,

Township 43 South, Range 24

East, and further bounded and

described as follows:

Starting at the Southwest corner of the Southeast One Quarter of said Section 36: thence South 89 degrees 21 minutes 53 seconds East along the Southerly line of said Section 36 for 1053.76 feet, thence North 00 degrees 38 minutes 07 seconds East for 886.39 feet to the Northwest corner of Foxmoor II Condominium as recorded in Official Records Book 1344 at Pages 1649 through 1694 of the Public Records of Lee County, Florida, being on a curve concave to the West having a radius of 570.00 feet; and to which point a radial line bears South 85 degrees 59 minutes 58 seconds East, said curve being the Easterly right of way line of New Post Road 100.00 feet; wide as recorded in Official Records Book 1129 at Page 1687 of the Public Records of Lee County, Florida; thence

SECOND INSERTION

South 85 degrees 59 minutes 58 seconds East along a prolongation of said radial line for 74.33 feet; thence North 04 degrees 00 minutes 02 seconds East for 72.83 feet to the center Point of Building #3 and the Principal Place of Beginning of the herein described Unit D: thence South 85 degrees 59 minutes 58 seconds East for 45.50 feet; thence North 04 degrees 00 minutes 02 seconds East for 32.83 feet; thence North 85 degrees 59 minutes 58 seconds West for 45.50 feet; thence South 04 degrees 00 minutes 02 seconds West for 32.83 feet to the Principal Place of Beginning.

has been filed against you, and you are required to serve a copy of your writ-ten defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite

600. Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a

week for two consecutive weeks in the Business Observer.

Date: 07/03/2025

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC

attorneys for Plaintiff, 600 West Hillsboro Boulevard. Suite 600, Deerfield Beach, FL 33441

Our Case #: 25-000155/25-CA-002072/PennyMac July 11, 18, 2025

25-02483L



and select the appropriate County Call **941-906-9386**

or email legal@businessobserverfl.com



SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

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-002136 PENNYMAC LOAN SERVICES,

LLC. Plaintiff, v.

ZACHARY L. MACLEAN, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on August 7, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose. com in accordance with Chapter 45. F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot(s) 55 and 56, Block 13, UNITS 1 THRU 5 REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK -NORTHWEST SECTION IN SECTION 16, TWP. 44S., RGE. 26E., according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 185 through 193, of the Public Records of Lee County, Florida.

Property Address: 6400 Maytree Circle, Fort Myers, FL 33905 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

of this Honorable Court this 2 day of July, 2025. Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: T Mann DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789

floridaservice@tblaw.com July 11, 18, 2025 25-02482L

SECOND INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002738 IN RE: FORFEITURE OF \$69,985.00 US CURRENCY TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

SCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$69,985.00 U.S. CUR-RENCY be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUN-TY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$69,985.00 U.S. CURRENCY.

SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-006704 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

CHRISTOPHER C. LAJOIE A/K/A CHRISTOPHER CHARLES LAJOIE; ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of July, 2025, and entered in Case No. 24-CA-006704, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHRIS-TOPHER C. LAJOIE A/K/A CHRIS-TOPHER CHARLES LAJOIE; is defendant. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee. realforeclose.com at 9:00 A.M. on the 31st day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

Lots 20 and 21, Block 899, Unit 25, Cape Coral Subdivision, ac-cording to the Plat thereof, recorded in Plat Book 14, Page(s) 90 through 100, inclusive, of the Public Records of Lee County, Florida.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this 7 day of July, 2025.

Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: T. Mann Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 24FL373-0432 July 11, 18, 2025 25-02505L

SECOND 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-006071 ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff. vs.

SOUTH POINT HOMES OF FLORIDA, LLC, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 30, 2025 in Civil Case No. 24-CA-006071 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RES-IDENTIAL CREDIT ACQUISITION LLC is Plaintiff and South Point Homes of Florida, LLC, 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 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-001383 TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. LISA ANN HOLTON; UNKNOWN SPOUSE OF LISA ANN HOLTON; UNKNOWN SPOUSE OF CHRISTOPHER PETER INGENITO; CHRISTOPHER PETER INGENITO; UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee. realforeclose.com at, 9:00 AM on the 31 day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 52 AND 53, BLOCK 191,

UNIT 16, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 50, PAGES 370 THROUGH 377,

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003951

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, v.

TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER; 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: UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 23, 2025 entered in Civil Case No. 22-CA-003951 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff and TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER N/K/A PAIGE RICHARDSON 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 August 28, 2025 the following described prop-

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001290

LAKEVIEW LOAN SERVICING,

INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA. PROPERTY ADDRESS: 8429 CORAL DR, FT MYERS, FL

33912 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 2nd day of July, 2025. KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T. Mann Deputy Clerk

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01848 July 11, 18, 2025 25-02474L

erty as set forth in said Final Judgment, to-wit:

LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVI-SION, UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 3024 NW 6th Pl, Cape Coral, FL 33993 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

07/08/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T. Mann DEPUTY CLERK OF COURT

Submitted By: Jordan Shealy Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: CRF22087-JMV 25-02507L July 11, 18, 2025

ERLY ALONG THE SOUTH-EASTERLY LINE OF SAID LOT 52 A DISTANCE OF 1040 FEET TO THE POINT OF BE-GINNING, THENCE DEFLECT 90 DEGREES TO THE LEFT

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA 23-CA-005514

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS. TRENT SEGUIN A/K/A TRENT L. SEGUIN: CHRISTINE SEGUIN: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR THE CIT GROUP/ CONSUMER FINANCE, INC.; GOODLEAP, LLC; ALLSTATE CONSTRUCTION ROOFING, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2:

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 7, 2025 in Civil Case No. 23-CA-005514, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and TRENT SEGUIN A/K/A TRENT L. SEGUIN; CHRISTINE SEGUIN; MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. ACTING

RE-NOTICE OF FORECLOSURE

SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 24-CA-005057

ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS

OF THE HOME EQUITY ASSET

PASS-THROUGH CERTIFICATES,

Plaintiff, vs. JACQUES NAPOLEON; DENICE

TAYLOR-EVARISTE: GETHRO

EVARISTE; HSBC FINANCE

UNKNOWN TENANT(S) IN

CORPORATION S/B/M HSBC

MORTAGAGE SERVICES, INC.;

POSSESSION #1 and #2, and ALL

NOTICE IS HEREBY GIVEN pursu-ant to a Final Summary Judgment

of Foreclosure dated March 10, 2025

and an Agreed Order Canceling and Rescheduling Foreclosure Sale dated

July 6, 2025, entered in Civil Case No.:

24-CA-005057 of the Circuit Court of

the Twentieth Judicial Circuit in and

for Lee County, Florida, wherein U.S.

BANK NATIONAL ASSOCIATION.

AS TRUSTEE, ON BEHALF OF THE

HOLDERS OF THE HOME EQUITY

ASSET TRUST 2006-3 HOME EQ-UITY PASS-THROUGH CERTIFI-

CATES, SERIES 2006-3, Plaintiff, and

BARBARA TAYLOR-EVARISTE; GE-

THRO EVARISTE; HSBC FINANCE

OTHER UNKNOWN PARTIES,

NAPOLEON; BARBARA

TRUST 2006-3 HOME EQUITY

U.S. BANK NATIONAL

SERIES 2006-3,

et.al.,

Defendant(s).

SOLELY AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC.: GOODLEAP, LLC: UNKNOWN TENANT #1 N/K/A AUSTIN SEGUIN are Defendants. The Clerk of the Court, Kevin C.

Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 21, 2025 at 09:00:00 AM EST the following described real property as

set forth in said Final Judgment, to wit: LOT(S) 41 & 42, BLOCK 1496, UNIT 17, CAPE CORAL SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 14, PAGE(S) 23 TO 38, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

the court on 07/08/2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Wright Angad Deputy Clerk ALDRIDGE PITE, LLP

Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1133-2943B July 11, 18, 2025 25-02523I

SECOND INSERTION

CORPORATION S/B/M HSBC MOR-TAGAGE SERVICES, INC., are Defendants I will sell to the highest bidder for

cash, at www.lee.realforeclose.com, at 9:00 AM, on the 11th day of September, 2025, the following described real property as set forth in said Judgment, to wit:

LOTS 34 AND 35, BLOCK 1544, UNIT 17, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 3 TO 5, INCLUSIVE, 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 un-claimed. 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 07/08/2025.

KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: T. Mann Deputy Clerk Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard, Suite 400 Deeerfield Beach FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50923

25-02515L

July 11, 18, 2025

SECOND INSERTION

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

thence run North 88 degrees 48 minutes 24 seconds East for 31.00 feet; thence run North 0 degrees 11 minutes 36 seconds West for 36.33 feet to the Point of Beginning. Bearings are from the plat of PINE MANOR. Unit 6, as recorded in Plat Book 12, Page 82, of the Public Records of Lee County, Florida. Property Address: 12342 Wood rose Court #3, Fort Myers, FL 33907 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOOMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Park way, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the 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

Dated this 03 day of July, 2025. Kevin C. Karnes Clerk of Court (SEAL) By: K Shoap Deputy Clerk Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: /s/ Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 25-02479L July 11, 18, 2025



legal@businessobserverfl.com

in accordance with Chapter 45, Florida Statutes on the 7 day of August, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 28 and 29, Block 1173, CAPE CORAL UNIT 19, according to the plat thereof recorded in Plat Book 13, Page(s) 121 through 135, inclusive, of the Public Records of Lee County, Florida.

Address: 2043 SE 29th Street, Cape Coral, FL 33904 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 07/08/2025. Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N. Wright Angad McCalla Ravmer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPavable@mccalla.com Counsel of Plaintiff 24-09956FL July 11, 18, 2025 25-02519L

Business

LLC. Plaintiff vs GEORGE TOTOREANU, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 25-CA-001290 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and GEORGE TOTOREANU 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 August 07, 2025, the following described property as set forth in said

Final Judgment, to wit: A TRACT OR PARCEL OF LAND LOCATED IN SEC-TION 29, TOWNSHIP 46 SOUTH, RANG 24 EAST, DE-SCRIBED AS FOLLOWS: BE-GINNING AT A CONCRETE MOMUMENT MARKING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 52, CASE'S SUBDIVI-SION, ORIGINALLY RECORD-ED IN PLAT BOOK 1, PAGE 58 AND AS CORRECTED ON PAGE 300 TO 304 OF DEED BOOK 131, LEE COUNTY RE-CORDS, WITH THE NORTH-EASTERLY RIGHT-OF-WAY LINE OF ESTERO BLVD., THENCE RUN NORTHEAST-

97.06 FEET TO THE SOUTH-EASTERLY RIGHT-OF-WAY LINE OF A 50 FOOT ROAD-WAY: THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN SOUTHWESTERLY 80 FEET: THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN SOUTHEASTERLY 97.06 FEET TO THE SOUTHEAST-ERLY LINE OF SAID LOT 52, THENCE DEFLECT 90 DE-GREES TO THE LEFT AND RUN NORTHEASTERLY 80 FEET TO THE POINT OF BE-GININNING. A/K/A LOT 13, BLOCK "B" OF ANDRE-MAR SUBDIVISION.

AND RUN NORTHWESTERLY

Property Address: 126 AN-DRE MAR DR, FORT MYERS BEACH, FL 33931

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

Dated this 3 day of July, 2025.

Kevin C. Karnes As Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901

25-02500L

CASE NO.: 24-CA-001538 PRIMARY RESIDENTIAL MORTGAGE INC.,

Plaintiff, v. CHRISTOPHER S. TURCO, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on August 14, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Building No. 12342, Unit 3, PARKWOODS VII, being more particularly described as follows: From the Northwest corner of the East half of the Northwest Quarter of Section 14, Township 45 South, Range 24 East, run South 01 degrees 11 minutes 36 seconds East along the West line of said East half for 1,269.22 feet; thence run North 88 degrees 48 minutes 24 seconds East for 215.76 feet; thence run South 01 degrees 11 minutes 36 seconds East for 85.83 feet to the Point of Beginning. From said Point of Beginning, run South 88 degrees 48 minutes 24 seconds West for 31.00 feet, thence run South 01 degrees 11 minutes 36 seconds East for 36.33 feet;

WITNESS my hand and official seal of this Honorable Court this 7 day of July, 2025.

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK

Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com 25-02499L July 11, 18, 2025

45.031. Fax: 561-997-6909 25-274594 - MaM July 11, 18, 2025

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534

Time: 09:45 AM

Sale to be held at www.storagetreasures.com. 1012 - Gomez, Robert; 1014 - Torres, Xiomara; 1043 - Hernandez, Gabrielle; 1044 - Rodriguez, Olga; 1072 - Thornton, Desiree; 1080 - Glee, Naomi; 1100 - Harmon, Steve; 1183 - Adams, Andre; 1213 - Valentin, Karline; 1239 - hung, Yuri Alonso; 1253 -Criag, Lindsay C; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2054 - Kirker, Jacqueline; 2091 - guzman, arturo lorenzo; 2119 - Urgelles, Over; 2184 - Jr, Joseph Gutierrez; 2186 - Channell, Amanda; 2215 - estrada, Zoa; 2261 - barton, Christina; 2270 - Virella, Gamalier; 2275 - Alvarado, Maria; 2292 - Portes, Juan; 2298 - Rodriguez, Destiny; 3042 - Tira, Asheline; 3078 - Rarick, Shannley; 3091 - Perez, Joshue Sotero; 3099 - Paoletta, Ashley; 3108 - Ddj Calixte Calixte, Ernst; 3118 - Rodriguez, Joycette; 3127 - Jones, Alycia; 3128 - Lee, Angela; 3129 - Hathaway, Teresa; 3143 - toles, Spencer; 3221 - burdine, Katie; 3270 Chai, Alfred; 3271 - garner, tarah

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

1024 - Allen, Jordan; 1025 - Novoa, Cesia; 1175 - Ruilova, Jesus; 1189 - Fritanga Nicaragüense Soza, Lilliam; 2057 - Benavides, Oscar; 2075 - Heater, Debra; 2084 - Owens, Trellany; 2186 - Lanier, kimberly; 2190 - Hernandez, Antavia; 2290 - JEAN, JEAN; 2313 - Charlery, Johan; 2321 - Pacheco, Carolina; 2360 - Cooper, Ian; 2392 - Hamm, Miriam

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025

25-02490L

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Time: 10:45 AM

Sale to be held at www.storagetreasures.com. 0004 - GANT, EDDIE; 0041 - Washington, Susana; 0065 - Carey, Adrian; 0102 - Ventura, Luis; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0137 - greco, Cheryle; 0174 - Craig, Sylvia; 0198 - Laureano, Gisela; 0207 - Rose-Swan, Pamela; 0313 - Robles, Elijah; 0330 - burke, clarence; 0387 - DeLisle, Tasha; 0389 - III, William Campos; 0426 - Lane, Stephanie; 0480 -Smith, Heather; 0483 - Seymore, Johntearia; 0547 - Mcdonald, Dajon; 0610 - Matthews, Demetria; 0646 - Vinton, Yvonne; 0658 - Felix, Stephan; 0715 - Rutledge, Dajanique; 0754 - London, Diana; 0766 - Mitchell, Reuben; 0814 - Morales, Luis; 0877 - Shields, Marlon; 0888 - Veiga, Felipe; 0964 - Ward, Kiara; 0965 - Pacheco, Amy; 0984 - Courtney, Crystal; 1311 - gibbons, damoria; 1328 - Baulf, Dallas; 1453 - Robinson, Tasha; RV1160 - Rodriguez, Jose; RV1171 - Billips, Jason PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

0029 - Drago, Jo Ann; 0046 - Edmonds, Ebron; 0105E - Taylor, Nicholas; 1007 - Ashe, Robert; 1168 - TONGE, SALOME;

2011G - Arseneau, Aaron; 3001G - Fraser, Justin; 6004 - Buckingham services Burlingham, Mark PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

107 - Ziegler, Robin; 145 - Tobler, Devonte; 228 - johnson, Terri; 258 - Cardozo, Marco; 279 - Miller, Frank; 292 - Alexander, Patricia; 398 - Bordeaux, April; 924 - Dialba, Oscar

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storagetreasures.com. A168 - Martin, Susquanna; A209 - Platt-Summersgill, Sheila; A224 - Platt-Summersgill, Sheila; A275 - Boyle, Brendan; B329 - Torres, Carmelo; B380 - Platt-Summersgill, Sheila; C418 - Hermance Jr., Robert; D514 - Platt-Summersgill, Sheila; D55276 -Fowler, Alexandra; D562 - Bustamante, Maria; E606 - Lazarus-Alvarez, Valentina; E625 - Ragsdale, April PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1098 - Haggerty, James; 1508 - Napier, Karen J; 2063 - Kern, Amanda; 2111 - Carter, Dustin; 3001 - Allen, Andrea; 3140 - Dill, Erin

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

B005 - Dancer, Terry; B092 - Morfa, Ivon; C001 - Smith, Lawrence; D006 - Deltore, Junior; D029 - Mehler, Robert; D045 -Rosales, Gregory; E002 - Walker, Z'kyria; E006 - Pyles, Rebecca Rivera; E029 - Gonzalez, jony; E048 - samedifede, Jorldine; F056 - Olibo, Jerry; F067 - Mcturner, Carmen; H008 - Brown, Michael; H043 - Reyes, Jordy; H061CLARK, SABRINA PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

C048 - Smith, Donnie; C054 - Cyr, Pam; D094 - Screenguyz Cipoletta, Derek; D115 - Charles, Mylainsa; D129 - Wynn, Mychelle; D135 - Robinson, Katwila; E177 - IDELFONSO, Yania; E182 - Theresias, Woodolph; E186 - Gewant, Anne; F192 - Rojas, Leonardo; F197 - Sylvia, Craig; F219 - WALKER, NATHALIE; G230 - boyd, Rudolph; H281 - Vega, Ramsey; I326 - Amaya, Anthony; 1351 - askew, William; J392 - Lajeune, Robird; K425 - Gleeson, Austin ; LO02A - REYES, RAUL; LO02C - turner,

Brittney; L455 - Wells, Sara; M529 - Mansell, Tatum PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

1033 - Gamble, Dennis; 1075 - Serrano, Fanelle; 1081 - Clayton, Brandi; 1108 - Deeds, Jeff; 111037 - Lyons, Paul; 112627 - Stich, Jamie; 1132 - Chaverri, Jonathon; 2111 - Morton, Patricia L; 2126 - Barnes, Dennis; 2153 - Watkins, Florence; 2192 - Hondares, Antonio; 2223 - Stich, Jamie; 2229 - Flournoy, Vetra; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3075 - Cantera, Fernando; 316465 - Stern, Aaron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025

THIRD INSERTION FOURTH INSERTION

25-02491L

THIRD INSERTION July 11, 18, 2025 SECOND INSERTION

LUCAYA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET: NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Lucaya Community Development District ("District") will hold the following two public hearings and a regular meeting:

August 13, 2025
9:30 a.m.
Lucaya Clubhouse
14506 Abaco Lakes Drive
Fort Myers, Florida 33908

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business

Description of Assessments The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M essments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assess- ment (including collection costs / early payment dis- counts)
Garden Condo	116	0.65	\$1,237.25
Carriage Homes	80	0.85	\$1,453.21
Coach Homes	32	1.00	\$1,615.50
Villas	94	1.15	\$1,774.96

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida* Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain devel-oped property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 4648 Eagle Falls Place, Tampa, Florida 33619, Ph. (813) 344-4844 (***District Man** ager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson District Manager

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.:25-DR-4685

IN RE: THE MARRIAGE OF: FERNANDO GABRIEL GOZAINY

AURA LUCIA AHUMADA LLINAS

TO: AURA LUCIA AHUMADA LLI-

Last Known address: 6250 Key Bis

cayne Blvd, Fort Myers, FL 33908 YOU ARE NOTIFIED that an action

regarding the Petition for Dissolution

of Marriage has been filed in the Circuit

Court of the Twentieth Judicial Circuit

Petitioner,

Respondent.

NAS (Respondent/Wife)

and-



25-02489L

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

Tax Deed #:2025000257

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

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

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jun. 27; Jul. 4, 11, 18, 2025

25-02296L

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

Tax Deed #:2025000403 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: 23-19634 Year of Issuance 2023 Description of Property LOT 17, BLOCK 22, UNIT 4, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-04-00022.0170 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-July 4, 11, 18, 25, 2025

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

Tax Deed #:2025000369

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: 23-20483 Year of Issuance 2023 Description of Property LOT 24, BLOCK 31, UNIT 6, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 18, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-45-27-06-00031.0240

Names in which assessed EURO MEVIUS 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 & Comptrol-

July 4, 11, 18, 25, 2025 25-02408L

SECOND INSERTION

for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SAN-TANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before August 4, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

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's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk's of-

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 strike g of pleadings.

DATED this 25th day of June, 2025.

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

Jul. 11, 18, 25; Aug. 1, 2025

25-02498L

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

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



25-02405L

--- TAX DEEDS ----

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000360 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: 23-04128 Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 5753, UNIT 87, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 67 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C2-05753.0280 Names in which assessed:

STEPHEN RENZI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-02393L

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

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

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

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02307L

THIRD INSERTION

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

Tax Deed #:2025000419 NOTICE IS HEREBY GIVEN that DA-VID A BERGER DABTLC6 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax

FOURTH 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:

Vas assessed at as to bolows. 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 52, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00101.0130

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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02305L

FOURTH 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

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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02303L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197 512 FS

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

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000432

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: 23-05352 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 2033, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL, UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 149 THROUGH 165 Strap Number 06-44-24-C3-02033.0350 Names in which assessed: JAMISON MICHELLE WARD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.

25-02394L

July 4, 11, 18, 25, 2025

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

Tax Deed #:2025000382 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: 23-00529 Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 5536, CAPE CORAL SUBDIVISION, UNIT 91, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C4-05536.0050 Names in which assessed:

SALTY KEYS 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 4, 11, 18, 25, 2025

FOURTH INSERTION

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

25-02379L

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),

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000293

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

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

ANDRE COY, RUBY SIM-MONDS

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

25-02306L

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

FOURTH 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 & MA-

RIE PIERRE LOUIS TRUST, MARIE PIERRE-LOUIS RE-VOCABLE LIVING TRUST DATED 8/28/18, RENOR PIERRE LOUIS

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

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

THIRD INSERTION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000396

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

Tax Deed #:2025000319 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of

the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19809 Year of Issuance 2023 Description of Property LOT 11, BLOCK 91, UNIT 17, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18, PAGE 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. 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.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02302L

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

Tax Deed #:2023002140 NOTICE IS HEREBY GIVEN that MELINDA CHRISTENSEN CHRIS-TENSEN CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it to prove the description of

it was assessed are as follows: Certificate Number: 19-033386 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 66 BLK 3299 PB 22 PG 5 LOT 19 Strap Number 03-45-23-C3-03299.0190 Names in which assessed: MOJITOS INVESTMENTS LLC, THE CORNER STONE GROUP FINANCIAL 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

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

25-02377L

Tax Deed #:2025000444 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: 23-06063

THIRD INSERTION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000368

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: 23-15657 Year of Issuance 2023 Description of Property LOT 10, BLOCK 7, UNIT 2, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVI-SION OF LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BLOCK 15, PAGE 16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-02-00007.0100

Names in which assessed: INDILAGUS USA 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 25-02401L

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

Tax Deed #:2025000388 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tay deed to be issued

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

Certificate Number: 23-01485 Year of Issuance 2023 Description of Property LOTS 22-23, BLOCK 2723 UNIT 39, CAPE CORAL ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 16, PAGE 142-154 OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C2-02723.0220 Names in which assessed: MIREILLE ESTIVERNE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

July 4, 11, 18, 25, 2025

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

25-02385L

Tax Deed #:2025000409 NOTICE IS HEREBY GIVEN that Gulf Group Holdings Inc Retirement Plan the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05576 Year of Issuance 2023 Descrip tion of Property UNIT NO. 103, OF CARIBE MARTINIQUE CONDOMINIUM, A CON-DOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED MARCH 23, 1984, IN OFFI-CIAL RECORDS BOOK 1717, PAGES 4351 TO 4388, INCLU-SIVE, AND RE RECORDED IN OFFICIAL RECORDS BOOK 1727, PAGES 2028 TO 2065, INCLUSIVE, AND ALL AMENDMENTS THERETO IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL AP-PURTENANCES THERETO. Strap Number 18-44-24-C4-00600.1030 Names in which assessed: Lorraine D Clark Living Trust, LORRAINE D CLARK LIVING TRUST DATED APRIL 17 2001. LORRAINE D CLARK 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 08/26/2025 at 10:00

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

Certificate Number: 23-08377 Year of Issuance 2023 Description of Property NIT NO. 203 OF SAN CARLOS SPRINGS, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1673, PAGE 4196, AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-46-25-23-00000.2030

Names in which assessed:

DAMON EDWARD HARDY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

25-02400L

thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12690 Year of Issuance 2023 Description of Property LOT 23, BLOCK 2, UNIT 6, SECTION 4, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-06-00002.0230 Names in which assessed: FARJANA A SAROWARUZZA-MAN, FARJANA HAKIM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jun. 27; Jul. 4, 11, 18, 2025 25-02295L

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

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

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02298L 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: 23-19991

Year of Issuance 2023 Description of Property LOT 10, BLOCK 62, UNIT 11, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 143, PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA. Strap Number 14-45-27-11-00062.0100

Names in which assessed: Thomas Adams, THOMAS W ADAMS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

ier.	
July 4, 11, 18, 25, 2025	
	25-02406L

Year of Issuance 2023 Descrip tion of Property UNIT B310A, WINDSOR WEST, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS BOOK 1360, PAGE 2211, IN-CLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RE-CORDED, EXEMPLIFIED, RE-FERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EX-HIBITS THERETO Strap Number 36-44-24-P1-0180B.310A Names in which assessed: PROFOUND RADIANCE INC. PROFOUND RADIANCE, INC All of said property being in the County

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

25-02397L

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025

25-02396L

--- TAX DEEDS ----

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

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 PUB-LIC RECORDS OF LEE COUN-TY, 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

THIRD INSERTION

25-02388L

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

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 25-02384L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. 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

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

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, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-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 25-02378L

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

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 Descrip-tion of Property LOTS 11 AND 12 BLOCK 5114 UNIT 80 PART CAPE CORAL ACCORDING TO PLAT THEREOF RE-CORDED 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 25-02383L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. 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 De-

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 E.S. 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, ACCORD-ING 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 & CONSTRUC-

TION 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 & Comptrol-

July 4, 11, 18, 25, 2025

ler.

THIRD INSERTION

25-02387I

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

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 25-02382L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

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 De-

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. 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. MY-ERS, 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 25-02389L

> THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. 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 Descrip-

tion of Property LOTS 9 AND 10, BLOCK 2327B, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, IN-CLUSIVE, 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 25-02381L

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

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 Descrip-

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

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 25-02390I

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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 RE-CORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94. IN-CLUSIVE, 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 & Comptrol-July 4, 11, 18, 25, 2025 25-02386L

ler.

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

Tax Deed #:2025000418 NOTICE IS HEREBY GIVEN that DA-VID 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

the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 Descrip-

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

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, SEC-TION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING 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

25-02404L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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 RE-CORDED 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, VICTORI-

NO 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 & Comptrol-

July 4, 11, 18, 25, 2025 25-02392L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000379

NOTICE IS HEREBY GIVEN that

Morning Star One LLC the holder of

			tion of Property THE SOUTH	Year of Issuance 2023 Descrip-	tion of Property LOTS 34 AND
tion of Property OT 1, BLOCK	BLOCK 50, UNIT 11, SECTION	BLOCK 25, UNIT 5, SECTION	ONE-HALF OF LOTS 23 AND	tion of Property LOTS 56 AND	35, BLOCK 4007, UNIT 55
272, UNIT 69, MIRROR	12, TOWNSHIP 45 SOUTH,	12, TOWNSHIP 45 SOUTH,	24, BLOCK 2, CITY VIEW	57, BLOCK 1349, UNIT 18,	CAPE CORAL SUBDIVISION,
LAKES, SECTION 19, TOWN-	RANGE 27 EAST, LEHIGH	RANGE 27 EAST, LEHIGH	PARK NO.1, AS RECORDED IN	CAPE CORAL SUBDIVISION,	ACCORDING TO THE MAP
SHIP 45 SOUTH, RANGE 27	ACRES, ACCORDING TO THE	ACRES, ACCORDING TO THE	PLAT BOOK 5, PAGE 62, PUB-	ACCORDING TO THE PLAT	OR PLAT THEREOF, AS RE-
EAST, LEHIGH ACRES, AC-	MAP OR PLAT THEREOF	MAP OR PLAT THEREOF	LIC RECORDS OF LEE COUN-	THEREOF AS RECORDED IN	CORDED IN PLAT BOOK 19,
CORDING TO THE MAP OR	ON FILE IN THE OFFICE OF	ON FILE IN THE OFFICE OF	TY, FLORIDA. Strap Number	PLAT BOOK 13, PAGES 96 TO	PAGE(S) 92 THROUGH 106,
PLAT THEREOF, RECORDED	THE CLERK OF THE CIRCUIT	THE CLERK OF THE CIRCUIT	19-44-25-P3-01702.0230	120, INCLUSIVE, IN THEPUB-	OF THE PUBLIC RECORDS
IN PLAT BOOK 27, PAGE	COURT, RECORDED IN PLAT	COURT RECORDED IN PLAT	Names in which assessed:	LIC RECORDS OF LEE COUN-	OF LEE COUNTY, FLORIDA.
156, PUBLIC RECORDS OF	BOOK 15, PAGE 233, PUBLIC	BOOK 15, PAGE 227, PUBLIC	FLOSSIE MATHEWS, JAMES	TY, FLORIDA. Strap Number	Strap Number 08-44-23-C3-
LEE COUNTY, FLORIDA.	RECORDS, LEE COUNTY,	RECORDS OF LEE COUNTY,	C MATHEWS, JAMES EARL	17-44-24-C2-01349.0560	04007.0340
Strap Number 19-45-27-69-	FLORIDA. Strap Number 12-	FLORIDA Strap Number 12-45-	MATHEWS, JENNIE NELL	Names in which assessed:	Names in which assessed:
00272.0010	45-27-11-00050.0200	27-05-00025.0080	MATHEWS, MAGGIE ERTHELL	DEROLF FAMILY TRUST	AVELLINO PROPERTIES INC,
Names in which assessed:	Names in which assessed:	Names in which assessed:	MATHEWS, WILLIE JAMES	DATED JAN 05 2001, DONALD	AVELLINO PROPERTIES,
IVETTE I ROJAS	JOSEPH E CURRA	TARPON IV, LLC	MATHEWS	A DEROLF	INC.
All of said property being in the County	All of said property being in the County	All of said property being in the County	All of said property being in the County	All of said property being in the County	All of said property being in the County
of Lee, State of Florida. Unless such					
certificate(s) shall be redeemed accord-					
ing to the law the property described					
in such certificate(s) will be sold to the	in such certificate(s) will be sold to the	in such certificate(s) will be sold to the	in such certificate(s) will be sold to the	in such certificate(s) will be sold to the	in such certificate(s) will be sold to the
highest bidder online at www.lee.real-					
taxdeed.com on 08/26/2025 at 10:00					
am, by Kevin C. Karnes, Lee County					
Clerk of the Circuit Court & Comptrol-					
ler.	ler.	ler.	ler.	ler.	ler.
July 4, 11, 18, 25, 2025					
25-02407L	25-02403L	25-02402L	25-02398L	25-02395L	25-02391L

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.

--- TAX DEEDS ----

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000326

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

Certificate Number: 23-00148 Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 5428, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-22-C4-05428.0330

Names in which assessed: SAUTERNES V LLC

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02280L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000327

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

Certificate Number: 23-00154 Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 5431, UNIT 90, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C4-05431.0330

Names in which assessed: TARPON IV, LLC

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02281L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000336

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

Certificate Number: 23-00352 Year of Issuance 2023 Descrip-

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000338

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

Certificate Number: 23-00442 Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 5498, CAPE COR-AL SUBDIVISION, UNIT 91, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C1-05498.0110 Names in which assessed:

LAM BROTHERS LLC

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

Jun. 27: Jul. 4, 11, 18, 2025 25-02283L

ler.

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000350

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

Certificate Number: 23-00482 Year of Issuance 2023 Description of Property LOTS 10 AND 11, BLOCK 5528, UNIT 91, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C3-05528.0100

Names in which assessed:

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02284L

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

Tax Deed #:2025000343 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00839 Year of Issuance 2023 Descrip-

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000328

NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00781

Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 2793, UNIT 40, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 26-43-23-C3-02793.0150 Names in which assessed:

ALICE GIERZAK, PATRICIA BITELY

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02285L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000354 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00829 Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 2991, UNIT 43, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 48 TO 57, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, OF FLORIDA. Strap Number 27-43-23-C3-02991.0430 Names in which assessed: JOSE A MEDINA

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02286L

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

Tax Deed #:2025000339 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000352

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

Certificate Number: 23-01026 Year of Issuance 2023 Description of Property LOTS 32 AND 33, BLOCK 6166, UNIT 98, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 107 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-23-C4-06166.0320 Names in which assessed:

KELLI BROOKE CARROLL

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02288L

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

Tax Deed #:2025000333 NOTICE IS HEREBY GIVEN that

Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02482

Year of Issuance 2023 Description of Property LOT (S) 15 AND 16, BLOCK 4020, UNIT 55, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 92 TO 106, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-23-C2-04020.0150 Names in which assessed:

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02291L

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

Tax Deed #:2025000305 NOTICE IS HEREBY GIVEN that West Wind Breeze LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21491 Year of Issuance 2023 Description of Property LOT 6, BLOCK 15, UNIT 4, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 20, PAGE 41. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-04-00015.0060 Names in which assessed: BAWAZIR & SESTITO PROP-ERTY DEVELOPMENT, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

Tax Deed #:2025000355 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02021 Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLOCK 2844, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 2 TO 14, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-44-23-C4-02844.0230 Names in which assessed: GABRIEL RODRI RODRIGUEZ, GLADYS RODRIGUEZ

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02289L

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

Tax Deed #:2025000359 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03879 Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 5802, UNIT 88, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 TO 143, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 17-43-24-C2-05802.0150 Names in which assessed: LINDA B CALVERT

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02292L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000322

NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19429

Year of Issuance 2023 De-scription of Property LOT 36, BLOCK 31, UNIT 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 229, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-27-07-00031.0360 Names in which assessed: KATHERINE E SPEISER All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Tax Deed #:2025000334 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02022 Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 2846, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 2 TO 14 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-23-C4-02846.0280 Names in which assessed: GABRIEL RODRIG RODRIGUEZ, GLADYS RODRIGUEZ

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02290L

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

Tax Deed #:2025000353 NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03902 Year of Issuance 2023 Description of Property LOT 4, BLOCK 5796, UNIT 88, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, INCLUSIVE, IN THE PUBLIC RECORDS, OF LEE COUNTY, FLORIDA Strap Number 17-43-24-C3-05796.0040 Names in which assessed:

SEVERO ARARAT

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

Jun. 27; Jul. 4, 11, 18, 2025 25-02293L

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

Tax Deed #:2025000315 NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-19573

Year of Issuance 2023 De-scription of Property LOT 24,

2704 NW 7TH TER LLC

ler.

tion of Property LOTS 33 AND 34. BLOCK 6093. UNIT 97. CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 85-97, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-43-23-C1-06093.0330 Names in which assessed: SALT FORTE INC, SALT FORTE INC., SALT LEWIS INC, SALT LEWIS INC. All of said property being in the County

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

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

25-02282L

tion of Property LOTS 90 AND 91, BLOCK 3004, UNIT 43, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-43-23-C3-03004.0900 Names in which assessed: SOLE HOMES BUILDERS CORP. SOLE HOMES REALTY. SOLE HOMES REALTY, LLC All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 27; Jul. 4, 11, 18, 2025 25-02287L

Certificate Number: 23-04037 Year of Issuance 2023 Description of Property LOTS 3 AND 4. BLOCK 5579. CAPE CORAL SUBDIVISION, UNIT 84, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-43-24-C4-05579.0030 Names in which assessed: SALT LEWIS INC, SALT LEW-IS INC. All of said property being in the County

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

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

25-02294L

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

25-02308L

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

BLOCK 90, UNIT 19, SECTION 12, TOWNSHIP 45 SOUTH RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 241, PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 12-45-27-19-00090.0240 Names in which assessed: ANNMARIE KIEFER All of said property being in the County

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

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



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

