Public Notices



PAGES 17-44

PAGE 17

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

JULY 25 - JULY 31, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPÉ-

CIAL 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 for the Beach Road Golf Estates Community Development District ("District") will hold the following two public hearings and a regular meeting on August 18, 2025 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

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 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 2025/2026; 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 Assessments, which are subject to change at the hearing::

Land Use	Total # of Units	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)		
Platted Lot	1,459	1	\$235.52		

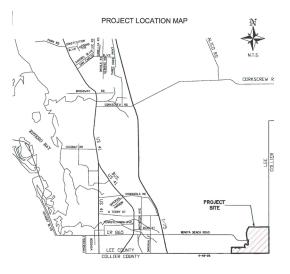
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. IT IS IMPORTANT TO PAY 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.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell. Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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 and comment at the public hearings and meeting, and

may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 25, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

FIRST INSERTION er persons having claims or demands against decedent's estate on whom a 25-02739L

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

FIRST INSERTION

VERANDAH WEST 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 Verandah West Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025 TIME: 2:00 p.m. LOCATION: 11390 Palm Beach Boulevard, First Floor Fort Myers, Florida 33905

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 that 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 and 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 www.verandahcdds.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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 fortyeight (48) hours 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.

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.

Cleo Adams District Manager July 25; August 1, 2025

FIRST INSERTION

VERANDAH EAST 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 Verandah East Community Development District ("District") will hold a public hearing and regular meeting as follows

> DATE: August 13, 2025 TIME: 1:00 p.m. LOCATION: 11390 Palm Beach Boulevard, First Floor Fort Myers, Florida 33905

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 that 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 and 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 www.verandahcdds.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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 forty-eight (48) hours 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

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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1964 Division Probate IN RE: ESTATE OF JOSE ALBERTO GONZALEZ Deceased.

The administration of the estate of Jose Alberto Gonzalez, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

25-02740L

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH INE TIME TERIOLS 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 25, 2025.

Personal Representative: John Paul Gonzalez 1053 NE Pine Island Lane Cape Coral, Florida 33909 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

> FIRST INSERTION Notice of Self Storage Sale

25-02721L

Jul. 25; Aug. 1, 2025

Please take notice Prime Storage -North Fort Myers Hancock located at Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 8/12/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Debra Bitondo unit #00327; Brandy Stephenson unit #00330; Pricilla Santiago unit #01033; Sam Goff III unit #3043. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003871 IN RE: ESTATE OF SHARON E. MINNIS, Deceased.

The administration of the estate of Sharon E. Minnis, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative attorney are set forth below.

All creditors of the decedent and oth-

NOTICE OF ACTION -COMPLAINT IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-000459 ENGLEWOOD GLASS & MIRROR & AUTO, INC., Plaintiff. vs. NANCY WHITE a/k/a NANCY NORDMANN, personally and as Trustee of the NANCY NORDMANN TRUST. Defendants.

TO: NANCY WHITE a/k/a NANCY NORDMAN personally and as Trustee

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

FIRST INSERTION

YOU ARE NOTIFIED that a civil

action for Foreclosure of Construction

Lien, Breach of Guarantee and Unjust

has been filed against you and

you are required to serve a copy of

your written defenses, if any, to it

on Michael L. Dear, Esq., the Peti-

tioner's attorneys, whose address is The Law Office of Michael L. Dear,

PLLC, 2600 East Robinson Street,

Orlando, FL 32803 within thirty (30)

days after the first publication of this

Notice, and file the original with the

clerk of this court either before ser-vice on the Petitioner's attorneys or

Enrichment.

of the NANCY NORDMAN TRUST

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 25, 2025.

Brandy M. Smith

Petitioner

/s/ Ehren J. Frev Ehren J. Frey, Esq. Attorney for Petitioner Florida Bar Number: 1005571 Zacharia Brown PC 26811 South Bay Drive, Unit 270 Bonita Springs, Florida 34134 Telephone: (239) 345-4545 Fax: (724) 942-6202 E-Mail: efrev@zacbrownlaw.com Secondary E-Mail: hayley@zacbrownlaw.com Jul. 25: Aug. 1, 2025 25-02729L

immediately thereafter; otherwise a

default will be entered against you

for the relief demanded in the com-

Kevin C. Karnes

(Name of Clerk)

As Deputy Clerk

25-02734L

As Clerk of the Court

(SEAL) By: K. Shoap

plaint or petition. DATED on 07/18/2025

Michael L. Dear, Esq.,

Orlando, FL 32803

Jul. 25; Aug. 1, 2025

Dear, PLLC,

the Petitioner's attorneys

The Law Office of Michael L

2600 East Robinson Street,

Cleo Adams District Manager July 25; August 1, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002215 **Division:** Probate IN RE: ESTATE OF ALFRED GOETZFRIED, Deceased.

The administration of the Estate of Alfred Goetzfried, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Lee County, Flor-ida, 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.

25-02741L

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 25, 2025.

Personal Representative: Jeffrey Lee Goetzfried 4066 Kyndra Circle

Richardson, TX 75082 Attorney for Personal Representative: Bruce D. Green

Attorney for Personal Representative Florida Bar Number: 260533 Bruce Green Law Firm

12800 University Drive, Suite 320 Fort Myers, Florida 33907 Telephone: (239) 448-9555

Fax: (239) 448-9560 E-Mail: bruce@bruce enlaw.com

25-02745L Jul. 25; Aug. 1, 2025

Jul. 25; Aug. 1, 2025 25-02715L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Refined Ritual located at 3108 Del Prado Blvd S, Suite 2 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 16th day of July, 2025. Inga Sarver

July 25, 2025

25-02717L

--- PUBLIC SALES / ESTATE ---FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER: 2025-CP-1636 IN RE: ESTATE OF THOMAS MARK RIGG Deceased.

The administration of the estate of Thomas Mark Rigg deceased, whose date of death was January 10, 2025, File Number 2025-CP-1636, is pending in the Circuit Court for Lee County, Flor-ida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Justice Center, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the Co-Personal Representatives and the Co-Personal Represen-tatives' 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 has been served must file their claims within 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-002055 **Division:** Probate IN RE: ESTATE OF ROBERT J. KAZAWIC. Deceased.

The administration of the estate of ROBERT J. KAZAWIC, deceased, who was a resident of Lee County, Florida, and whose date of death was March 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Junior Blvd, Fort Myers, Florida 33901. The names and addresses of the co-personal representatives and the co-personal representa-tives' 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-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2045 Division Probate IN RE: ESTATE OF NANCY A. JONES Deceased.

The administration of the Estate of NANCY A. JONES, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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

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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

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

notice is July 25, 2025. Personal Representative: Deborah S. Rigg 400 Wessex Road, Valparaiso, IN 46385

David Petasnick 548 Litchfield Way, Oswego, IL 60543 Attorney for Personal Representative: Anthony J. Dimora, Esquire Florida Bar Number: 92347 Woodward, Pires & Lombardo, P.A. 606 Bald Eagle Drive, Suite 500 Marco Island, Florida 34145 Telephone Number: (239) 394-5161 adimora@wpl-legal.com

gdecrow@wpl-legal.com Jul. 25; Aug. 1, 2025 25-02725L

FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SEC-TION 733.702, FLORIDA STATUTES,

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

The date of death of the decedent is March 21, 2025. The date of first publication of this

notice is July 25, 2025. **Co-Personal Representatives:**

ALLISON A. IRWIN 892 Molde Court Toms River, NJ 08753 CHRISTOPHER T. KAZAWIC 6 Estuary Court Salem, SC 29676 Attorney for Co-Personal Representatives: WENDY MORRIS Attorney for Co-Personal

Representatives Florida Bar Number: 890537 MORRIS LAW OFFICES, LLC 23150 Fashion Drive Ste 233 Estero, Florida 33928 Telephone: (239) 908-8033 E-Mail: wendy@wendymorris.com Jul. 25; Aug. 1, 2025 25-02723L

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 Community Property Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Pro-

bate Code. The date of first publication of this notice is July 25, 2025.

made by a creditor as specified under s. 732.2211, Florida Statutes. The writ-NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA ten demand must be filed with the PROBATE DIVISION clerk. File No. 25-CP-002006 All other creditors of the decedent **Division Probate**

IN RE: ESTATE OF

PAUL REYNOLDS,

Deceased.

The administration of the estate of

PAUL REYNOLDS, deceased, whose

date of death was October 26, 2024,

is pending in the Circuit Court for Lee County, Florida, Probate Divi-

sion, the address of which is 1700

Monroe Street, Fort Myers, FL 33901.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

other persons having claims or de-mands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with this court ON OR BEFORE

THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

duty to discover whether any prop-erty held at the time of the decedent's

death by the decedent or the dece-

dent's surviving spouse is property to which the Florida Uniform Disposi-

tion 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA

CASE NO.: 25-CP-001823 PROBATE DIVISION

DIVISION: P(5)

IN RE: THE ESTATE OF: LAZARO JULIO LLERENA,

Deceased.

The administration of the estate of LAZARO JULIO LLERENA deceased,

whose date of death was March 17,

2025, is pending in the Circuit Court for

Lee County, Florida, Probate Division,

the address of which is 2120 Main St,

Fort Myers, FL 33901. The names and

addresses of the Personal Representa-

tive and the Personal Representative's

All creditors of the Decedent and

other persons having claims or de-

mands against Decedent's estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-TER THE TIME OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 25-CP-002112

IN RE: ESTATE OF

MAGALI ABOUD,

Deceased. The administration of the estate of

Magali Aboud, deceased, whose date of

death was January 22, 2025, is pending

NOTICE.

All other creditors of the Decedent

Attorney are set forth below.

FIRST INSERTION

The personal representative has no

All creditors of the decedent and

below.

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 25, 2025. **Personal Representative:**

SUSAN Z. REYNOLDS 16078 Water Leaf Lane Fort Myers, Florida 33908 Attorney for Personal Representative: MATTHEW S. McROBERTS

Attorney Florida Bar Number: 95661 Nelson Mullins Riley & Scarborough 5811 Pelican Bay Boulevard, Suite 204 Naples, FL 34108 Telephone: (239) 325-0416

E-Mail: matthew.mcroberts@nelsonmullins. com Secondary E-Mail:

luanne.falkinburg@nelsonmullins.com 4925-8643-6673 v.1 Jul. 25; Aug. 1, 2025 25-02733L

TION 733.702 WILL BE FOREVER BARRED. A PERSONAL REPRE-SENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DE-CEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 25, 2025.

Rebecca Guzman 3569 E. Hampton Cir., Alva, FL, 33920 Petitioner Respectfully Submitted, By: /s/ Kevin Drummond KEVIN DRUMMOND, ESQ. (FBN 1002238) Blue Line Law Firm, PLLC 1645 Palm Beach Lakes Blvd.. Suite 1200 West Palm Beach, FL 33401 Telephone: 888-611-9511 Facsimile: 561-892-3330 E-Service: intake@tbllf.com

Jul. 25; Aug. 1, 2025 FIRST INSERTION

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2148

Division Probate IN RE: ESTATE OF ELIZABETH A. CARPENTER Deceased.

The administration of the estate of Elizabeth A. Carpenter, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representatives' 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

NOTICE TO CREDITORS

FOR LEE COUNTY, FLORIDA

CASE NO: 25-CP-001810

IN RE: ESTATE OF

TEDDY FARRUGIA,

Deceased.

dresses of the Personal Representative

and the Personal Representative's attor-

All creditors of the Decedent and

other persons having claims or de-

mands against Decedent's Estate on

whom a copy of this Notice is required to be served must file their claims with

this Court 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.

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

NOTICE TO CREDITORS

COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-1510

Division Probate

IN RE: ESTATE OF

RUTH ANN KERNS A/K/A

RUTH A. KERNS

All other creditors of the Decedent

neys are set forth below.

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 25, 2025.

Personal Representatives: Benjamin D. Carpenter 221 Phelps Street, Apt. 4 Owatonna, Minnesota 55060 Thomas E. Carpenter 693 Birch Lane North Shoreview, MN 55126 Attorney for Personal Representatives: Amanda M. Dorio, Attorney Florida Bar Number: 77411 Henderson, Franklin, Starnes & Holt, P.A. 8889 Pelican Bay Blvd., Suite 400 Naples, Florida 34108 Telephone: (239) 344-1100 Fax: (239) 344 E-Mail: amanda.dorio@henlaw.com

Secondary E-Mail: barbra.asselta@henlaw.com July. 25; Aug. 1, 2025 25-02720L

FIRST INSERTION

PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

notice is July 25, 2025.

CHRISTINE FARRUGIA, Personal Representative,

1933 SE 22nd Street. Cape Coral, FL 33904 /s/ Brad H. Milhauser Brad H. Milhauser, Esq (brad@floridatrustlaw.com) Florida Bar No.: 28146 Anna R. Lieberman, Esq. (anna@floridatrustlaw.com) Florida Bar No: 1048496 HUTH, PRATT & MILHAUSER, PLLC Attorneys for the Personal Representative 2500 North Military Trail, Suite 460 Boca Raton, Florida 33431 Telephone: (561) 392-1800 Facsimile: (561) 392-3535 Jul. 25; Aug. 1, 2025 25-02724L

FIRST INSERTION

St. Jude Research Hospital 262 Danny Thomas Place, Memphis, TN 38105

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

SECTION 733.702 OF THE FLORIDA Florida Statutes. The written demand (Ancillary Summary Administration) IN THE CIRCUIT COURT FOR LEE

NOTICE.

TEDDY FARRUGIA, deceased, whose date of death was on April 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, Case Number 25-CP-001810 the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The estate is intestate. The names and ad-

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

eservice@tbllf.com Attorney for Personal Representative

THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 25-02732L

creditor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND The administration of the Estate of

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

Personal Representative: MATTHEW J. CHAVLOVICH c/o Cummings & Lockwood LLC 8000 Health Center Blvd., Suite 300 Bonita Springs, Florida 34135 Attorney for Personal Representatives: BONIE S. MONTALVO, ESQ. Florida Bar No. 0124438 Cummings & Lockwood LLC 8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135 8947097.1.docx 7/17/2025 Jul. 25; Aug. 1, 2025 25-02730L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 8/12/2025 at 12:00

PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Marvin Byerly unit #343: Dolores Koziatek unit #535; Darlene Pinard unit #815. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jul. 25; Aug. 1, 2025 25-02714L

in the Circuit Court for LEE County. Florida, Probate Division, the address of which is 1700 Monroe Street, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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

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 25, 2025.

Personal Representative: Signed by: John Hernandez John Hernandez

3055 Sunset Pointe Circle Cape Coral, Florida 33914 Attorney for Personal Representative: s/ Alvaro C. Sanchez ÁLVARO 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 courtfilings@capecoralattorney.com Jul. 25: Aug. 1, 2025 25-02731L

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

You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of Ruth Ann Kerns a/k/a Ruth A. Kerns, deceased, File Number 25-CP-1510 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 12, 2024: that the total value of the estate is \$8,313.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Mary K. Kaczka 5501 N. Meridian Rd. Valparaiso, IN 46385 Regenia Wilkes 10555 Sparkle Creek Cove. Eads, TN 38028 Congregation Beth Israel 535 Progress Ave, Munster, IN 46321 United States Holocaust Memorial Museum 100 Raoul Wallenberg Place SW Washington, DC 20024-2126

The date of first publication of this Notice is July 25, 2025

Person Giving Notice: Mary K. Kaczka 5501 N. Meridian Rd

Valparaiso, Indiana 46385 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 Jul. 25; Aug. 1, 2025 25-02719L

as described in ss. 732.216-732.228, Email: Florida Statutes, applies, or may apply, unless a written demand is made by a

FIRST INSERTION

Notice is hereby given that (FSQ The Palms At Fort Myers, LLC), desiring to engage in business under the fictitious name of (The Palms of Fort Myers) located at (2674 Winkler Ave, Fort Myers,

FL 33901) 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 25, 2025 25-02716L

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

PUBLISH YOUR LEGAL NOTICE

- 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

or email legal@businessobserverfl.com

Fictitious Name Notice

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002035 **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 de-mands 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.

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 25, 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 Royal Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: aglaev@trustska.com Jul. 25; Aug. 1, 2025 25-02744L

FIRST INSERTION

NOTICE TO CREDITORS IN FLORIDA STATUTES SEC-IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA BARRED. PROBATE DIVISION File No. 25-CP-2088

Division Probate IN RE: ESTATE OF THOMAS G. FEWSTER, JR. Deceased.

The administration of the Estate of THOMAS G. FEWSTER, JR., deceased, whose date of death was June 1, 2025. is pending in the Circuit Court for Lee County, Florida, Probate Division. the address of which is 1700 Monroe Street. Fort Myers, FL 33902. The names and addresses of the Co-Personal Representative and the Co-Personal Representatives' attorney is set forth below.

All creditors of the Decedent and other persons having claims or de-mands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002162 **Division:** Probate IN RE: ESTATE OF JOHAN W. HOLTERMAN, Deceased.

The administration of the estate of Johan W. Holterman, deceased, whose date of death was December 26, 2024, TION 733.702 WILL BE FOREVER 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 Co-Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

The date of first publication of this notice is July 25, 2025.

Personal Representative: KILEY N. MARRA

c/o Cummings & Lockwood LLC 8000 Health Center Blvd., Suite 300 Bonita Springs, Florida 34135

CONNOR M. FEWSTER c/o Cummings & Lockwood LLC 8000 Health Center Blvd., Suite 300

Bonita Springs, Florida 34135 Attorney for Personal Representatives: BONIE S. MONTALVO, ESQ. Florida Bar No. 0124438 Cummings & Lockwood LLC 8000 Health Center Boulevard, Suite 300 Bonita Springs, FL 34135 9011900.1.docx 7/22/2025 Jul. 25; Aug. 1, 2025 25-02759L

FIRST INSERTION

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2188 IN RE: ESTATE OF JUDY D. WALTER

Deceased.

The administration of the estate of Judy D. Walter, deceased, whose date of death was March 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 33908. 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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,

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-006600

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated May 09, 2025, and entered in

24-CA-006600 of the Circuit Court of the TWENTIETH Judicial Cir-

cuit in and for Lee County, Florida,

wherein ATHENE ANNUITY & LIFE ASSURANCE COMPANY is

the Plaintiff and REBECCA A. WILT;

BANK OF AMERICA, N.A. 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 14, 2025, the following

described property as set forth in said

LOTS 11 AND 12, BLOCK 29,

UNIT 4, LEELAND HEIGHTS,

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: 23-00003

Year of Issuance 2023 Descrip-tion of Property UNIT 83B, MA-

RINA SOUTH SHORE CON-

DOMINIUM, PHASE IV, AS RECORDED IN CONDOMIN-

IUM BOOK 6, PAGES 160-166,

Final Judgment, to wit:

Tax Deed #:2025000574

assessed are as follows:

ATHENE ANNUITY & LIFE

ASSURANCE COMPANY,

REBECCA A. WILT, et al.

Plaintiff, vs.

Defendant(s).

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 25, 2025.

Personal Representative: H. William Walter 4802 Nicollet Avenue South

Minneapolis, Minnesota 55409 Attorneys for Personal Representative: Janet M. Strickland, FL Bar No. 137472 Neva K. Torres, FL Bar No. 1049725 Attorney Law Office of Janet M. Strickland, P.A.

2340 Periwinkle Way, Suite J-1 Sanibel, FL 33957 Telephone: (239) 472-3322 E-Mail: jms@sanibellaw.net Secondary E-Mail: neva@sanibellaw.net Jul. 25; Aug. 1, 2025 25-02765L

SECTION 32, TOWNSHIP 44

SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-

ING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 12, PAGE 54, OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Property Address: 123 CON-NECTICUT ROAD, LEHIGH

ACRES, FL 33936

FIRST INSERTION

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

File No. 25-CP-001180 IN RE: ESTATE OF SALLY A. THOMSON Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

der of Summary Administration has been entered in the estate of Sally A. Thomson, deceased, File Number 25-CP-001180, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902; that the decedent's date of death was February 22, 2025; that the total estimated value of the estate is \$70,460.62, and that the names and addresses of those to whom it has been assigned by such

Todd Zielinski and Tonya Zielinski,

Trust dated June 10, 2002 6 Circle Dr.

decedent other than those for whom

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.

the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES

SECTION 733.702, ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITH-

STANDING ANY OTHER APPLI-

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

The date of first publication of this

Persons Giving Notice:

/s/ Todd Zielinski

Todd Zielinski, Trustee of the Thomson Family Trust dated June

10,2002 6 Circle Dr. Fruitport, MI 49415

/s/ Tonya Zielinski

Tonya Zielinski, aka Tonya McMillan, Trustee of the Thomson

Family Trust dated June 10, 2002

838 N. Terry St. Portland, OR 97217

Attorney for Persons Giving Notice

Florida Bar Number: 893528

Bonita Springs, FL 34134

Fax: (239) 992-0723

E-Mail:

Telephone: (239) 992-2031

3525 Bonita Beach Rd., Ste 103

csellers@richardsonsellers.com

25-02763L

/s/ Carol R. Sellers

Carol R. Sellers

DEATH IS BARRED.

Notice is July 25, 2025

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 25, 2025.

4431 St. Clair Ave W Cape Coral, Florida 33915 Attorney for Personal Representative: /s/Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jul. 25; Aug. 1, 2025 25-02753L

NOTICE TO CREDITORS (Formal Administration) IN THE 20th JUDICIAL CIRCUIT

COURT IN AND FOR LEE COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2025-CP-001817 IN RE: The Estate of

HOLMES M. ROBERTS, SR., Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

FIRST INSERTION IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE. ALL CLAIMS NOT FILED WITH 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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 05/19/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100. Boca Raton, FL 33487 Telephone: 561-241-6901

Fax: 561-997-6909 24-183251 - MaM Jul. 25; Aug. 1, 2025 25-02718L

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of SU-SAN MINNELLA, if deceased any unknown heirs or assigns, and GEORGE McINTYRE will, on August 6, 2025, at 10:00 a.m., at 1 Tafel Court, Lot #T-001, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

CORO 1986 MOBILE HOME, VIN: 2C8231A, TI-TLE NO.: 0042740432, and VIN: 2C8231B, TITLE NO.: 0042692447

and all other personal property located therein PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. FIRST INSERTION provision for full payment was made in

(Summary Administration)

PROBATE DIVISION

You are hereby notified that an Or-

Order are: Name Address

aka Tonya McMillan, Successor Trustees of the Thomson Family

Fruitport, MI 49415 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

FIRST INSERTION

Jul. 25; Aug. 1, 2025 NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2131 Division Probate IN RE: ESTATE OF **GLENN ELDON SQUIRES** Deceased.

The administration of the estate of Glenn Eldon Squires, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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,

Personal Representative:

Janice Squires

is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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 25, 2025.

Personal Representative: Karin Holterman 9237 River Otter Dr. Fort Myers, FL 33912 Attorney for Personal Representative:

Walter Grace, Jr. Attorney for Personal Representative Florida Bar Number: 118762 GREEN SCHOENFELD & KYLE LLP

1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: walterg@gskattorneys.com01047542.DOC/1 25-02766L

Jul. 25; Aug. 1, 2025

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Roast and Rush Society located at 5186 Alico Road Suite 10, in the County of Lee, in the City of Fort

Myers, Florida 33912 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated at Fort Myers, Florida, this

21st day of July, 2025.	
BREW ALICO LLC	
July 25, 2025	25-02754L

AND AS AMENDED IN CON-DOMINIUM BOOK 6, PAGES 198-207 FOR PHASE II, AND AS AMENDED IN CONDO-MINIUM BOOK 6, PAGES 265-277 FOR PHASE IV, PUBLIC RECORDS OF LEE COUNTY. FLORIDA, TOGETHER WITH ALL APPURTENANCES TO SUCH UNIT. Strap Number 01-43-22-03-00083.00B0 Names in which assessed: GLORIA DIANE SWANSON, GLORIA DIANE SWANSON & REYNOLD W SWANSON TRUST, REYNOLD W SWAN-SON, REYNOLD W. SWANSON IRREVOCABLE TRUST F.B.O. LESLIE DIANE PITMAN DAT-ED 4/15/93

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02674L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County and select the appropriate Cour name from the menu option OR E-MAIL: gal@businessobserverfl.co Business

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3136) Jul. 25; Aug. 1, 2025 25-02748L

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 All Capps Bookkeeping, located at 6146 Principia Dr #4, in the City of Fort Myers, County of Lee, State of FL, 33919, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 22 of July, 2025. Lori Ann Capps 6146 Principia Dr #4 Fort Myers, FL 33919 25-02755L July 25, 2025



What is a public notice?

A public notice is information tended 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.

ABOVE ESTATE:

The administration of the Estate of HOLMES M. ROBERTS, SR., deceased, whose date of death was Sep-tember 26, 2023, and whose social security number is ***-**-9486, 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 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 de-mands against decedent's estate must file their claims with this court WITH-

DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is July 25, 2025.

/s/ Kenneth Roberts KENNETH ROBERTS. As Personal Representative

Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 Jul. 25; Aug. 1, 2025 25-02764L



P.O.B. OF THE CENTERLINE

OF A PROPOSED 60 FOOT

ROADWAY EASEMENT, SAID

POINT ALSO BEING THE P.C.

OF A CURVE, HAVING FOR

--- PUBLIC SALES / SALES / ESTATE ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Brightwater Community Development District

The Board of Supervisors (the "Board") of the Brightwater Community Development District (the "District") will hold a public hearing and a meeting on August 26, 2025, at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.brightwatercdd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
3	35'	0.70	\$1,333.90	\$296,126.03	\$1,419.04	\$315,027.70
5	50'	1.00	\$1,905.57	\$419,226.05	\$2,027.21	\$445,985.16
1	ſotal			\$715,352.08		\$761,012.85

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

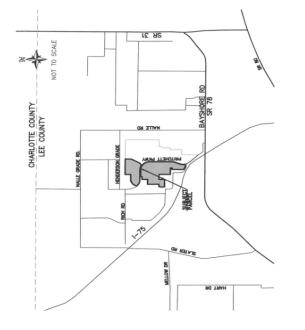
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Audette Bruce District Manager



July 25, 2025

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

DOMINIUM ASSOCIATION, INC. is the Plaintiff and Amy L. Jensen the Defendant(s). I will sell to the highest and best bidder for cash online at www. lee.realforeclose.com at 9:00 a.m. on THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH IUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000500 ANDREWS FEDERAL CREDIT UNION, Plaintiff, vs

LUKEUS ALLEN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000500 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Andrews Federal Credit Union is the Plaintiff and Luke-us Allen; Jessica Allen; Department of Commerce Federal Credit Union are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 21st day of August, 2025, the following described property as set forth in said Final Judgment, to

wit: THE LAND REFERRED TO HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF LEE. STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: FROM THE NORTH-WEST CORNER OF LOT 22, WALDENS RIVIERA ES-TATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, THENCE RUN SOUTH 66.85 FEET; THENCE WEST 385.0 FEET TO THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; THENCE SOUTH 173.15 FEET; THENCE WEST 125.0 FEET; THENCE NORTH 10 DE-GREES 01' 01" EAST 151.22

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002092 IN RE: ESTATE OF ILSE M. AST Deceased. The administration of the estate of Ilse M. Ast, deceased, whose date of death was December 22, 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.

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2159 IN RE: ESTATE OF **CHARLES F. ULLRICH** Deceased. Deceased. The administration of the estate of

Charles F. Ullrich, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. Fort Myers. FL 33902. The names and addresses of the personal representative and the ative's attor represe 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

FIRST INSERTION FEET TO THE ARC OF CURVE

HAVING FOR ITS ELEMENTS A CHORD BEARING ON NORTH 65 DEGREES 00' 30" EAST, A RADIUS OF 50 FEET, A DELTA ANGLE OF 70 DE-GREES 01' 01" BEARING LEFT, AND AN ARC OF SAID CURVE 61.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.10 FEET; THENCE EAST 46.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY; FLORIDA. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOW-ING DESCRIBED LANDS: FROM THE, INTERSECTION OF THE CENTERLINES OF MCGREGOR BOULEVARD AND WALDEN DRIVE, AS SHOWN ON PLAT OF WALDENS RIVIERIA ES-TATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA; THENCE RUN NORTH 68 DEGREES 25' 15' WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 151.174 FEET TO THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADI-US OF 325 FEET, A DELTA AN-GLE OF 23. DEGREES 34' 45' BEARING LEFT, AND AN ARC OF 122.404 FEET, THENCE ALONG THE ARC OF SAID CURVE 122.404 FEET TO THE P.T. OF SAID CURVE; THENCE RUN WEST ALONG THE CEN-TERLINE OF SAID WALDEN DRIVE 799.158 FEET TO THE

FIRST INSERTION

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 25, 2025. Personal Representative:

Kathleen Hennion 14 Poplar Street

Dumont, New Jersey 07628 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson Franklin Sta Holt, P.A. 3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com Jul. 25; Aug. 1, 2025 25-02770L

All creditors of the decedent and oth-

ITS ELEMENTS A RADIUS OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00', BEARING LEFT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 45 DEGREES 00' WEST, ALONG THE CENTERLINE OF SAID EASEMENT, 44.54 TO THE P.C., OF A CURVE, HAVING FOR ITS ELEMENTS A RADI-US OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00' BEARING RIGHT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE WEST ALONG THE CENTER-LINE OF SAID EASEMENT 358.15 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC BEING PART OF SAID ROAD EASEMENT. ID: 34-44-24-P3-TAX 00007.0000

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 22 day of July, 2025. Kevin Karnes

As Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk Brock & Scott PLLC 4919 Memorial Hwy Suite 135 Tampa, FL 33634 Attorney for Plaintiff File No. 24-F02750 Jul. 25; Aug. 1, 2025 25-02761L

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 25, 2025. Personal Representative: Lesley Holman 1342 Colonial Boulevard Suite K-232

Ft. Myers, Florida 33907 lrholman1963@gmail.com

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 Jul. 25; Aug. 1, 2025 25-02769L

FIRST INSERTION

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

25-02771L

FLORIDA CASE NO.: 25-CA-001388 BONITA BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. AMY L. JENSEN AND UNKNOWN TENANT,

Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment or Foreclosure filed July 18, 2025, in Case No. 25-CA-001388, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, in which BONITA BAY CON-

the 4 day of September, 2025, the following described property as set forth in said Final Judgment, to wit: Unit No. B-102 of WILD PINES OF BONITA BAY, a Condominium, according to The Declara-

FIRST INSERTION

tion of Condominium thereof, as recorded in O.R. Book 1819, Page 1221, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 12, Page 62, Public Records of Lee County, Florida. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM UNCLAIMED. DATED ON 07/22/2025

Kevin C. Karnes Clerk of the Circuit Court & Comptroller (SEAL) By: T. Mann As Deputy Clerk Submitted By: ATTORNEY FOR PLAINTIFF KAYE BENDER REMBAUM, PLLC 1200 Park Central Boulevard Pompano Beach, FL 33064 Phone: (954) 928-0680 Fax: (954) 772-0319 Jul. 25; Aug. 1, 2025 25-02767L

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-

FIRST INSERTION

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

FLORIDA PROBATE DIVISION File No. 2025-CP-2183 IN RE: ESTATE OF TERRI L. WILSON, Deceased. The administration of the estate of

TERRI L. WILSON, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025. Personal Representative:

Brendan Carlton

4301 NW 36th Pl Cape Coral, FL 33993 Attorney for Personal Representative: Luke X. Johnston, Esquire Attorney for Petitioner Florida Bar No. 1037682

LEE & EVANS, P.A.

2601 Cattlemen Road,

Suite 503 Sarasota. Florida 34232 Telephone: (941) 954 0067 Facsimile: (941) 365 1492 Email: ljohnston@leeandevans.com Jul. 25; Aug. 1, 2025 25-02777L

NOTICE OF SALE

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CC-000025 KELLY GREENS MASTER ASSOCIATION, INC., Plaintiff, vs. COCO HAMMOCK ASSETS, LLC, e al..

Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure (Count I) filed the 14th day of July, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case

No. 25-CC-000025, wherein KELLY GREENS MASTER ASSOCIATION, INC. is the Plaintiff and COCO HAM-MOCK ASSETS, LLC, CATHERINE S. CRANDELL, and JAMES CRAN-DELL are the Defendants. That I 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 21, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

FIRST INSERTION

Lot 17, Block D, KELLY GREENS, UNIT 4, according to the Plat thereof as recorded in Plat Book 42, Page 74, 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 in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

Dated on this 07/21/2025,

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

Keith H. Hagman, Esq., P.O. Box 1507, Fort Myers, Florida 33902 keithhagman@paveselaw.com Jul. 25; Aug. 1, 2025 25-02768L

WHEREAS, Ms. Ermini continues

to suffer acute pain, fatigue, and a lim-

ited 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 posttrau-

WHEREAS, Ms. Ermini was forced

WHEREAS, Deputy Lisenbee and

Deputy Hamer were terminated by the

LCSO shortly after the incident, the lat-

Ermini filed suit against LCSO and the

individual deputies involved in the call,

ter a 4-day trial, a jury that included a retired law enforcement officer awarded

\$1 million in damages to Ms. Ermini for

75 percent of the fault to LCSO, a judg-

ment was entered in Ms. Ermini's favor

WHEREAS, ultimately, after nu-

merous 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 Man-

agement 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,

WHEREAS, this claim bill is for re-

covery 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

Section 1. The facts stated in the preamble to this act are found and de-

Section 2. The Lee County Sheriff's Office is authorized and directed to ap-

propriate from funds not otherwise en-

cumbered 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 compen-

sation for all present and future claims arising out of the factual situation de-

scribed in this act which resulted in in-

juries 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

the State of Florida:

clared to be true.

WHEREAS, after apportionment of

her pain and suffering, and

for \$750,000, and

WHEREAS, on January 12, 2018, af-

ter for "conduct unbecoming," and WHEREAS, in November 2015, Ms.

to sell her home because she cannot af-

matic stress disorder, and

and

and

ford in-home assistance, and

--- PUBLIC SALES / ESTATE ----

FIRST INSERTION

NOTICE OF PUBLICATION TO WHOM IT MAY CONCERN

Notice is hereby given of intention to apply to the 2026 Regular Legislative ession or subsequent session held in 2026 (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 Er-mini 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, after-ward, 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 in-formation 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002236

IN RE: ESTATE OF

KATHLEEN ANNE DIGREGORIO

Deceased.

The administration of the estate of

KATHLEEN ANNE DIGREGORIO,

deceased, whose date of death was June

5, 2025, is pending in the Circuit Court

for LEE County, Florida, Probate Divi-

sion, the address of which is 1700 Mon-

roe Street, Fort Myers, FL 33901. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below. All creditors of the decedent and

other persons having claims or de-

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 well-

being 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 subject 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 deter-

mined 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, Lisenbee opened the right-Deputy hand bedroom door and shined his flashlight on a female, who appeared to be asleep on the bed wearing only un-

dergarments, and WHEREAS, after Deputy Lisenbee entered the bedroom doorway, he announced, "Sheriff's Office. Are you okay?" 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 flash-light on himself to allow Ms. Ermini to see that he was, in fact, a uniformed of-

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

WHEREAS, Deputy Hamer later acknowledged 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 min-utes 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 dispatched at the same time as the officers

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

and were waiting just two blocks away.

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 excruciat-

ing pain, and WHEREAS, Ms. Ermini was taken to Lee Memorial Hospital in critical condition and later admitted to the intensive care unit, and WHEREAS, in addition to the gun-

shot wounds, Ms. Ermini had numer-ous 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,

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,

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 di-rectly 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

under this act. Section 4. This act shall take effect upon becoming a law. July 25, 2025

25-02760L

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 25, 2025. /s/ Sue M. Yerkes Sue M. Yerkes,

Personal Representative 4617 E Maya Way, Cave Creek, AZ 85331 /s/ Matthew A. Linde

Matthew A. Linde, Esq. Florida Bar No: 528791

LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907

MANATEE COUNTY manateeclerk.com SARASOTA COUNTY sarasotaclerk.com CHARLOTTE COUNTY charlotteclerk.com LEE COUNTY leeclerk.org COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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.

FIRST INSERTION

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.

notice is July 25, 2025.

The date of first publication of this

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

FLORIDA PROBATE DIVISION CASE NO: 25-CP-2061 IN RE: ESTATE OF MARY JANE SKIMEL.

Deceased. The administration of the estate of Mary Jane Skimel, 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 St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney

are set forth below.

TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

creditor as specified under s. 732.2211, Florida Statutes. The written demand

FIRST INSERTION THE TIME OF THE FIRST PUBLICA-

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,

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

unless a written demand is made by a

mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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,

Personal Representative: MATTHEW J. DIGREGORIO 116 Rolling Meadows Drive Holliston, MA 01746 Attorney for Personal Representative: Neil R. Covert, Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com Jul. 25; Aug. 1, 2025 25-02778L

FIRST INSERTION

NOTICE OF PUBLIC SALE Power Stroke Performance Specialties, LLC gives notice and intent to sell for non-payment of labor, service and

storage fees the following vehicle on 8/18/2025 at 8:30 am at 5660 Division Rd, Fort Myers, FL 33905. Please call (239) 338-8137 to arrange payment of \$1,129 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover

possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids. 2003 FORD VIN# 1FDXW47P23ED85023 July 25, 2025 25-02781L

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER

Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.com courtfilings@lindegould.com Attorney for Personal Representative Jul. 25; Aug. 1, 2025 25-02779L

FIRST INSERTION

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 25, 2025. **Personal Representative:** Nancy Perez

9287 Aegean Cir Lehigh Acres, Florida 33936 Attorney for Personal Representative: /s/Lance M. McKinney

Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com Jul. 25; Aug. 1, 2025 25-02787L



NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-1871 **Division Probate** IN RE: ESTATE OF CAROL J PAINTER A/K/A CAROL JEAN PAINTER Deceased.

The administration of the estate of Carol J Painter a/k/a Carol Jean Painter, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

--- PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-006283 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. BIANCA PORTIA LARI AKA **BIANCA P. LARI AKA BIANCA** LARI, et al,

Defendant(s). To: BIANCA PORTIA LARI AKA BI-ANCA P. LARI AKA BIANCA LARI Last Known Address: 563 S Flamingo Ave

Lehigh Acres, FL 33974 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in Lee County, Florida: LOT 4, BLOCK 46, UNIT 9, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 563 S FLAMINGO AVE, LEIGH ACRES, FL 33974

has been filed against you and you are required to file written defenses with

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 19-CA-005577 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff. vs. DALE A. MAYBIN, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated February 12, 2024, and entered in 19-CA-005577 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and DALE A. MAYBIN; UNKNOWN SPOUSE OF DALE A. MAYBIN 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 30, UNIT 8, SECTION 21, TOWN-

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 2024- CA- 5002 THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC , a Florida Not for Profit Corporation, Plaintiff, v. CARLAE I. MARS, UNKNOWN SPOUSE OF CARLAE I. MARS

AND UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants Notice is hereby given that, pursuant to

the Order of al Judgment of Foreclo sure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Condominium Unit No. 101-A, THE FAIRWAYS CONDO-MINIUM OF LEHIGH ACRES, FLORIDA, INC., a condominium building, all as set out in the Declaration of Condominium and exhibits annexed thereto recorded in O.R. Book 581, Page 128, Public Records of Lee County, Florida and as described by the plans thereof recorded in Condominium Plat Book 1, Pages 229-233, Lee County Public Rethe clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623: otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a

week for two consecutive weeks in the Business Observer.

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

ing or voice impaired, call 711. WITNESS my hand and the seal of this court on this 14th day of May, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: K. Harris Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-030073 Jul. 25; Aug. 1, 2025 25-02747L

FIRST INSERTION

SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN DEED BOOK 263, PAGE 356, AND PLAT BOOK 15, PAGES 30 AND 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1019 LIN-COLN AVE,, LEHIGH ACRES, FL 33972

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

Dated this day of 07/22/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad 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 19-355570 - MaM Jul. 25; Aug. 1, 2025 25-02758L

FIRST INSERTION

cords. The above description and conveyance includes, but is not limited to all appurtenances to the Condominium Unit above described and particularly the exclusive right to Parking Space No. 101-A, and including the undivided interest in the common elements of the said Condominium. Parcel ID #34-44-27-25-0000A.1010

At public sale, to the highest and best bidder, for cash, on August 14, 2025, beginning at 9:00 a.m. at, www.lee. realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FEDG FROM THE ANY, OTHER THAN THE PROP-ERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

FIRST 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-006814 LOAN FUNDER LLC, SERIES 71167, Plaintiff, vs. AKO INVESTMENT LLC, a Florida

Limited Liability Company; HAIM D. OHANA; SAHAR SHAMRAM; FLORIDA DEPARTMENT OF REVENUE, Defendants. NOTICE IF HEREBY GIVEN that

pursuant to a Default Final Judgment entered on June 24, 2025 in the Civil Case No. 24-CA-006814 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes. will on AUGUST 7, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee.realforeclose. com/ in accordance with Chapter 45,

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-013007 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. KATHLEEN RYAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 12, 2025, and entered in 23-CA-013007 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CAR-RINGTON MORTGAGE SERVICES LLC is the Plaintiff and KATHLEEN RYAN; THE UNITED STATES OF

AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on August 14, 2025, the following described property as set forth in said Final Judgment, to wit:

FIRST 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 - 2811 RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC., A Florida Not-for-profit Corporation,

Plaintiff, v. JAMES FAULKNER, UNKNOWN SPOUSE OF JAMES FAULKNER and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

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

Unit 1502-N, of RIVA DEL LAGO CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Instrument No. 2005000128203, of the Public Records of Lee County, Florida, and any amendments thereto, together with its unFlorida Statutes for the following described property situated in Lee County, Florida:

Lot 3, Block 1182, Cape Coral, Unit 20 Part 2, according to the plat thereof as recorded in Plat Book 19, Page 43, Public Records of Lee County, Florida. Property address is commonly known as: 1741 Southeast 29th Lane, Cape Coral, FL 33904 Parcel Identification Number: 32-44-24-C4-01182.0030 Folio Number: 10183110 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated 07/21/2025

Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N Wright Angad Jul. 25; Aug. 1, 2025 25-02752L

FIRST INSERTION LOT 19, BLOCK 34, LEHIGH ACRES, UNIT 4, SECTION 12, TOWNSHIP, 44 SOUTH, RANGE 26 EAST, A SUBDI-VISION ACORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2916 47TH STREET W, LEHIGH ACRES, FL 33971

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 07/22/2025

Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-159297 - MaM Jul. 25; Aug. 1, 2025 25-02757L

divided share in the common elements. Together with all the tenements, hereditaments and

ANY PERSON CLAIMING AN

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000597

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: 23-17240

FIRST INSERTION

Year of Issuance 2023 De-scription of Property LOT 20, BLOCK 23, UNIT 6, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 42, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-27-06-00023.0200 Names in which assessed:

COMFORT USUKUMAH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02706L

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

Tax Deed #:2025000594 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: 23-20883 Year of Issuance 2023 Description of Property LOT 15, BLOCK 6, UNIT 2, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-02-00006.0150 Names in which assessed: GLORIA ALCIRA ROMERO,

HECTOR MANUEL ALDANA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02710L

FIRST INSERTION PUBLIC SALE

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

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025000628 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: 23-12816 Year of Issuance 2023 De-scription of Property LOT 16, BLOCK 18, UNIT 1, THAT PART OF SECTION 10, LYING NORTH OF STATE ROAD NO. 82, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING LO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 96, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 10-45-26-01-00018.0160

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.real-taxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02698L

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

Tax Deed #:2025000632 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: 23-12971 Year of Issuance 2023 Description of Property LOT 8, BLOCK 68, UNIT 6, LEHIGH ACRES, SECTION 11, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 26, PAGE 196, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS. Strap Number 11-45-26-06-00068.0080

Names in which assessed: AVELLINO PROPERTIES INC, AVELLINO PROPERTIES, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02699L

FIRST INSERTION

0000N.1502

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

INTEREST IN THE SURPLUS PRO-CEEDS 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: 07/21/2025

Kevin C. Karnes, As Clerk of the Court (SEAL) By: N Wright Angad

Deputy Clerk

Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC,

appurtenances thereto belonging or in anywise appertain-ing. Parcel ID # 26-45-24-08-

Dated: 07/22/2025

Kevin C. Karnes, As Clerk of the Court (SEAL) By: T Mann Deputy Clerk Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, Attorney for Plaintiff kmace@gadclaw.com and jmorningstar@gadclaw.com Jul. 25; Aug. 1, 2025 25-02756L

PUBLISH YOUR LEGAL NOTICE

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

or email Iegal@businessobserverfl.com

Attorney for Plaintiff kmace@gadclaw.com and jmorningstar@gadclaw.com Jul. 25; Aug. 1, 2025

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 2025-CC-001849 CALOOSA LAKES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. DUSTIN J. DEMARCO,

Defendant, NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 21, 2025, by the Circuit Court of Lee County, Florida, the property described as: Lot 93, Caloosa Lakes Phase 1, according to the Plat thereof as recorded in Instrument Number 2006-358513, of the Public Records of Lee County, Florida. and more commonly known as 10337 Canal Brook Lane, Lehigh Acres, FL 33936 (hereinafter "Property").

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

25-02751L on August 14, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. 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 21st day of July 2025. Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: T. Mann Deputy Clerk 07/22/2025

/s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 Tiffany.Love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff Jul. 25; Aug. 1, 2025 25-02762L utes 713.585 unless paid in cash the day of sale for release of vehicle. Owner or person claiming interest or a lien on the vehicle may file a demand for hearing with the Clerk of Court or post a cash or surety bond in the amount stated in invoice before date of auction with the Clerk of Court.

SALE DATE AUGUST 25.2025 OLD NEWS INC (239)317-4490 3539 CLEVLAND AVE FT MYERS FL 2015 VOLK 3VWD07AJ6FM237144 \$3,225.00 SOUTHPORT TRUCK GROUP

(239)210-948016110 LEE RD FT MYERS FL 1998 FRHT 1FV3HFAA4WH918719 \$7,449.47 July 25, 2025 25-02749L

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 Frank R Jenkins Construction located at 12195 Metro Parkway Suite 7 in the City of Fort Myers, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of July, 2025.

Frank Jenkins July 25, 2025 25-02750L

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

Tax Deed #:2025000595 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13269 Year of Issuance 2023 Description of Property N1/2 OF NE1/4 OF SW1/4 OF NE1/4 OF NW1/4 OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA AKA 117B TIMBER TRAILS. Strap Number 15-45-26-L1-U9840.8750 Names in which assessed:

CHARLES M WEAVER, CHARLES WEAVER, PAULA A WEAVER

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025

25-02701L



FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-16155

Year of Issuance 2023 Descrip-

tion of Property THE EAST HALF OF LOT 12, BLOCK 18, UNIT 5, SECTION 18, TOWN-

SHIP 44 SOUTH, RANGE 27

EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 15, PAGE 22, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA.

Strap Number 18-44-27-05-

MARC TITARINE, YOLENE

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 09/16/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02705L

Jul. 25; Aug. 1, 8, 15, 2025

Names in which assessed:

00018.012B

TITARINE

ler.

it was assessed are as follows:

Tax Deed #:2025000648

--- PUBLIC SALES ---

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

Tax Deed #:2025000617 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: 23-12527 Year of Issuance 2023 Description of Property LOT 2, BLOCK 62, UNIT 7, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-07-00062.0020 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02696L

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

Tax Deed #:2025000627 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: 23-12794 Year of Issuance 2023 Description of Property LOT 5, BLOCK 4, UNIT 1, SECTION 9, TOWN-SHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 100, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-45-26-01-00004.0050 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02697L

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

Tax Deed #:2025000613 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: 23-12484 Year of Issuance 2023 Description of Property LOT 1, BLOCK 31, UNIT 4, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-04-00031.0010 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 hidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025

25-02692I

FIRST INSERTION

FOR TAX DEED

Section 197.512 F.S.

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000615

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: 23-12505 Year of Issuance 2023 Description of Property LOT 18, BLOCK 47, UNIT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-06-00047.0180 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said cortificate(a) for

said certificate(s) for a tax deed to

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

description of the property and the name(s) in which it was assessed are

Certificate Number: 23-19510

Year of Issuance 2023 De-

scription of Property LOT 17, BLOCK 65, UNIT 14, LEHIGH

ACRES, SECTION 12, TOWN-

SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORE-DED IN PLAT BOOK 15, PAGE 236, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 12-45-27-14-

issued thereon. The certificate

Tax Deed #:2025000640

as follows:

25-02694L

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

Tax Deed #:2025000619 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: 23-14293 Year of Issuance 2023 Description of Property LOT 14, BLOCK 162, PLAT OF SOUTH PART UNIT 25, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-04-00162.0140

Names in which assessed: ERIK RAMIREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02703I

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

Tax Deed #:2025000596 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: 23-21102 Year of Issuance 2023 Description of Property LOT 1, BLOCK 23, UNIT 2, LEHIGH ACRES, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 18, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-02-00023.0010 Names in which assessed: DIAVAEH PROPERTIES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Tax Deed #:2025000624 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 issued thereon. The certificate be number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-18580 Year of Issuance 2023 Description of Property LOT 1, BLOCK 82, UNIT 16, SOUTHWOOD, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 26, PAGE 79, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-16-00082.0010

Names in which assessed: CREATIVE PROPERTY VEN-TURES 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025

25-02707L

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

Tax Deed #:2025000655 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000625 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the

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

Tax Deed #:2025000592 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: 23-06484 Year of Issuance 2023 Description of Property LOT 5, BLOCK 3, WAVERLEY PLACE SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 7, PAGE 24. Strap Number 15-45-24-02-00003.0050

Names in which assessed: MIGUEL 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 09/16/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02679L

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

Tax Deed #:2025000665 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: 23-11667 Year of Issuance 2023 Description of Property LOT 8, BLOCK 8, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-01-00008.0080 Names in which assessed:

PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02687L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Tax Deed #:2025000676

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),

it was assessed are as follows: Certificate Number: 23-09745 Year of Issuance 2023 Description of Property LOT 4, BLOCK 86, UNIT 9, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE(S) 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44 26-09-00086.0040

CESAR R ROMERO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025

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

Names in which assessed: ANA M MORA, ANA MORA,

Names in which assessed: SOPHIA COLLINS All of said property being in the County of Lee, State of Florida. Unless such

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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County

00065.0170

Jul. 25; Aug. 1, 8, 15, 2025

certificate(s) shall be redeemed accord-

ler.

FIRST INSERTION FIRST INSERTION NOTICE OF APPLICATION NOTICE OF APPLICATION FOR TAX DEED

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000653 NOTICE IS HEREBY GIVEN that

Jul. 25; Aug. 1, 8, 15, 2025 25-02712L

Clerk of the Circuit Court & Comptrol-25-02708L

25-02686L

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

Tax Deed #:2025000554

NOTICE IS HEREBY GIVEN that

FIRST INSERTION NOTICE OF APPLICATION Tax Deed #:2025000631 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP

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: 23-04805

Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 2136, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 1 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-24-C2-02136.0050 Names in which assessed:

ESTATE OF HERMINE CROSS-DALE, ESTATE OF HERMINE CROSSDALE, MICHAEL CROSSDALE, MICHAEL Α CROSSDALE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025

25-02675L

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: 23-13757 Year of Issuance 2023 De scription of Property LOT 21, BLOCK 29, UNIT 8, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA. Strap Number 02-44-27-08-00029.0210 Names in which assessed: CORINNA A BLANCO, JUAN BLANCO-CESTARI, JUAN C BLANCO

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 25; Aug. 1, 8, 15, 2025

25-02702L

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:

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Tax Deed #:2025000637

Certificate Number: 23-13110 Year of Issuance 2023 Description of Property LOT 1, BLOCK 77, UNIT 8, SECTION 12, TOWNSHIP 45 SOUTH RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 98, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-45-26-08-00077.0010 Names in which assessed: CARLOS ORELLANA, EMILY ORELLANA All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02700L 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: 23-20657 Year of Issuance 2023 Description of Property LOT 15, BLOCK 13, UNIT 3, 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 73, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-03-00013.0150 Names in which assessed: CONSUELO C RODRIGUEZ, CONSUELO COLON RODRI-GUEZ, VILLA ESPANA All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02709L the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20992 Year of Issuance 2023 Description of Property LOT 10, BLOCK 21, UNIT 9, SECTION 23, 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 20, PAGE 29, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 23-45-27-09-00021.0100 Names in which assessed: FLOR A LEON, LUIS HERNAN LEON

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02711L following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14737 Year of Issuance 2023 Description of Property LOT 1, BLOCK 190, PLAT OF SOUTH PART UNIT 29, GREENBRIAR, SECTION 8, TOWNSHIP 44 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 BOOK 27. PAGE 47, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 08-44-27-07-00190.0010 Names in which assessed: REGINALD M LEONARD, SE-LINA P LEONARD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025

25-02704L

--- PUBLIC SALES ---

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 E.S.

Tax Deed #:2025000580 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: 19-026359 Year of Issuance 2019 Description of Property LOT 41, BLOCK 2714A, UNIT 39, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C4-02714.A410

Names in which assessed: TISSA INVESTMENTS LLC,

TISSA 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02672L

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: 23-08148

Year of Issuance 2023 Descrip-

tion of Property A TRACT OR PARCEL OF LAND LYING

IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST

QUARTER (SW 1/4) OF SEC-

TION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST,

WHICH TRACT OR PARCEL

IS DESCRIBED AS FOLLOWS:

FROM A CONCRETE POST MARKING THE SOUTH-EAST CORNER OF SAID NORTH HALF (N 1/2) OF THE

SOUTHWEST QUARTER (SW

1/4), RUN SOUTH 88°56'30" WEST ALONG THE SOUTH

LINE OF SAID NORTH HALF

(N 1/2) FOR 1,320 FEET; THENCE RUN NORTH 00°36'00" WEST PARALLEL

WITH THE EAST LINE OF SAID NORTH HALF (N 1/2)

ALONG THE CENTERLINE

OF A ROADWAY EASEMENT

60 FEET WIDE FOR 660

FEET; THENCE RUN SOUTH

88°56'30" WEST PARAL-LEL WITH THE SOUTH LINE

OF SAID NORTH HALF (N

1/2) ALONG THE CENTER-

LINE OF A ROADWAY EASE-

MENT 60 FEET WIDE FOR

990 FEET, TO THE POINT OF

FIRST INSERTION

Tax Deed #:2025000576

assessed are as follows:

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000579

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

FIRST INSERTION

Certificate Number: 23-05482 Year of Issuance 2023 Description of Property LOTS 21 AND 22, BLOCK 1507, UNIT 17, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 14, PAGES 23 THROUGH 38, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-24-C4-01507.0210 Names in which assessed:

SHARON ANNE BRENNAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02676L

FIRST INSERTION BEGINNING OF THE LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGIN-NING, CONTINUE SOUTH 88°56'30" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF (N 1/2) ALONG SAID CENTER-LINE OF A ROADWAY EASE-MENT 60 FEET WIDE FOR 313 FEET, MORE OR LESS TO THE WEST LINE OF SAID NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE RUN SOUTH 00 $\neg \infty 54'50$ " EAST ALONG SAID WEST LINE OF SAID NORTH HALF (N 1/2) FOR 660 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF (N 1/2); THENCE RUN NORTH 88°56'30" EAST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) FOR 309.96 FEET; THENCE RUN NORTH $00\neg\infty36'00''$ WEST PARALLEL WITH THE FACT I DE OF SAID NORTH EAST LINE OF SAID NORTH HALF (N 1/2) FOR 660 FEET TO THE POINT OF BEGIN-NING. Strap Number 05-46-25-00-00004.0090

Names in which assessed: R & R PROPERTIES OF FORT MYERS, INC., R & R PROPER-TIES OF FORT MYERS, 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02680L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000598

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: 23-09043 Year of Issuance 2023 Description of Property LOT 19, BLOCK 28, UNIT 4, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 58, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 01-44-26-04-00028.0190 Names in which assessed: OR HOMES, L.L.C. All of said property being in the County of Lee, State of Florida.

Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 25; Aug. 1, 8, 15, 2025

25-02681L

ler.

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000602 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: 23-09178 Year of Issuance 2023 Description of Property LOT 2, BLOCK 103, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RE-CORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-10-00103.0020

Names in which assessed: RAYMOND J ROBARGE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25: Aug. 1, 8, 15, 2025 25-02684L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000566 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: 23-06022 Year of Issuance 2023 Description of Property LOT 1 AND THE WESTERLY 25 FEET OF LOT 2, BLOCK 49, PALMLEE PARK, PLAT BOOK 6, PAGE 1. PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH THE SOUTH 10 FEET OF VACATED WIN-KLER AVENUE. Strap Number 35-44-24-P2-00849.0010 Names in which assessed: ALEX E. HANSEN, Estate of ALEX E. HANSEN, ESTATE OF ALEX HANSEN, ESTATE OF TERESA A RIVERA, TERESA A RIVERA, TERESA A. RIVERA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller

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

Tax Deed #:2025000600 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: 23-09077 Year of Issuance 2023 Description of Property LOT 20, BLOCK 48, UNIT 5, SECTION 1, TOWN-SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-05-00048.0200 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02682L

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

Tax Deed #:2025000612 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), vear(s) of issuance, the description of

the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09530 Year of Issuance 2023 Description of Property LOT 13, BLOCK 58, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-11-00058.0130 Names in which assessed:

GEORGE F WALCUTT, ROSE-MARY A WALCUTT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02685L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000609 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: 23-12346 Year of Issuance 2023 Description of Property LOT 1, BLOCK 51, UNIT 6, SECTION TOWNSHIP 45 SOUTH, RANGE 26 EAST. LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 15, PAGE 94, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 02-45-26-06-00051.0010 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Tax Deed #:2025000601 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: 23-09149 Year of Issuance 2023 Description of Property LOT 3, BLOCK 82, UNIT 8, SECTION 1, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 01-44-26-08-00082.0030 Names in which assessed: DON MC 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02683L

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

Tax Deed #:2025000614 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: 23-12493 Year of Issuance 2023 Description of Property LOT 13, BLOCK 39, UNIT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-05-00039.0130 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02693L

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

Tax Deed #:2025000610

FIRST INSERTION

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

Tax Deed #:2025000603 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: 23-12214 Year of Issuance 2023 Description of Property LOT 6, BLOCK 74, UNIT 7, SECTION 1, LE-HIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 01-45-26-99-00074.0060 AS DESC IN OR 4516 PG 2118 Strap Number 01-45-26-07-00074.0060 Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 25; Aug. 1, 8, 15, 2025 25-02688L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025000578

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: 23-06420 Year of Issuance 2023 Description of Property UNIT NO. 314 OF TRADEWINDS, A CON-DOMINIUM IN BARKELEY SQUARE, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1553, PAGE 700, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS Strap Number 13-45-24-33-00000.3140 Names in which assessed:

JORDAIN BLANCHARD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Jul. 25; Aug. 1, 8, 15, 2025 25-02678L

FIRST INSERTION NOTICE OF APPLICATION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000581

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

Tax Deed #:2025000616

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: 19-027644 Year of Issuance 2019 Description of Property LOT 10, BLOCK 2220, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16. PAGES 40 THROUGH 61, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH VACATED ALLEY DESCRIBED IN IN-STRUMENT #2008000165570. Strap Number 32-43-24-C3-02220.0100

Names in which assessed: TISSA INVESTMENTS LLC, TISSA 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 25; Aug. 1, 8, 15, 2025

25-02673L

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: 23-12512 Year of Issuance 2023 Description of Property LOT 4, BLOCK 52, UNIT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Number 03-45-26-06-Strap 00052.0040 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Jul. 25; Aug. 1, 8, 15, 2025 25-02695L

Jul. 25; Aug. 1, 8, 15, 2025 25-02677L ler. Jul. 25; Aug. 1, 8, 15, 2025 25-02690L

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: 23-12424 Year of Issuance 2023 Description of Property LOT 25, BLOCK 105, UNIT 11, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 94, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 02-45-26-11-00105.0250 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 25; Aug. 1, 8, 15, 2025

Jul. 25; Aug. 1, 8, 15, 2025 25-02691L

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000604

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: 23-12215 Year of Issuance 2023 De-scription of Property LOT 10, BLOCK 74, UNIT 7, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 15, AT PAGE 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-26-07-00074.0100 Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

25-02689L

--- PUBLIC SALES / SALES ---

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 21-CA-5951

REGIONS BANK,

Plaintiff, v. SNOW MASS PROPERTY LLC, ACCAM1 INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMISSIONERS, TRUE VALUE COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC. FIREPOWER FIREWORKS, INC., and JOHN/ JANE DOES I AND II. Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 14, 2025, entered in Case No. 2021-CA-5951 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which RE-GIONS BANK, is the Plaintiff, and SNOW MASS PROPERTY LLC, AC-CAM1 INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMIS-SIONERS, TRUE VALUE COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC., FIREPOWER FIREWORKS, INC. and JOHN / JANE DOES I AND II et. al., are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on 14th day of August 2025, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Amended Final Judgment of Foreclosure:

Lee County Real Property: A tract or parcel of land lying in the Northwest quarter (NW 1/4) of Section 18, Township 45 South, Range 25 East, Lee Coun-ty, Florida, which lot or parcel is described as follows:

From the Northwest corner of said Section 18 run North 89°00'36" East along the North line of said Section for 199 feet more or less to the East right-ofway line (65 feet from the centerline) of the Seaboard Coast Line Railroad; thence continue North 89°00'36" East along said North line for 445.45 feet to the West line of a 12.5 feet wide strip for drainage and public utilities purposes lying adjacent to Ca-nal Road (100 feet wide); thence run South 00°01'25" East along said West line of said strip for 393.42 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue South 00°01'25" East along said West line for 221.06 feet to an intersection with the centerline of a 40 feet wide drainage easement; thence run South 88°45'50" West along said centerline for 291.41 feet; thence run South 78°03'12" West along said centerline for 149.58 feet to an intersection with said East right-of-way line of said Seaboard Coast Line Railroad; thence run North 00°40'41" West along said East right-of-way line for 250.72 feet; thence run South 89°00'38" East for 440.62 feet to the Point of Beginning. With an address of 12090 Metro Parkway, Fort Myers, Florida

33966 All buildings, structures and other improvements now or hereafter located on, above or below the surface of the real property described on Exhibit "A" attached to this Financing Statement, or any part or parcel thereof (the "Mortgaged Property"), together with:

FIRST INSERTION

(a) All rights, title and interest of Debtor in and to the minerals, topsoil, muck, peat, humus, sand, common clay, flowers, shrubs, crops, trees, timber and ail other emblements now or hereafter on said Mortgaged Property or under or above the same or any part or parcel thereof.

(b) All and singular the tenements, hereditaments, ease-ments, riparian and littoral and appurtenances rights, thereunto belonging or in any wise appertaining, whether now owned or hereafter acquired by Debtor, and including all rights of ingress and egress to and from property adjoining the Mortgaged Property (whether such rights now exist or subsequently arise) together with the reversion or reversions, remain-der or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, homestead, dower, right of dower, elective share, separate estate, property, possession, claim and demand whatsoever of Debtor of, in and to the same and of, in and to every part and parcel of the Mortgaged Property.

(c) All machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the Mortgaged Property and Including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever except consumer goods (other than those consumer goods in which Secured Party has a purchase money security interest), whether now owned or hereafter acquired, now or hereafter located in, upon or under said Mortgaged Property or any part thereof and used or usable in connection with any present or future operation of said Mortgaged Property and now owned or hereafter acquired by Debtor, including, but without limiting the generality of the foregoing, all heating, air-cooling, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits, switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, furnaces, oil burners or units thereof; appliances; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the land and Installed or intended to be installed therein, Including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard, cabinets, nails, sinks, toilets, furnaces, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and refrigerating, cooking, heating and ventilating appliances and equipment; together with all proceeds, additions and acces-

sions thereto and replacements thereof. (d) All of the water, sanitary and storm sewer systems now or hereafter owned by Debtor which are now or hereafter located by, over, and upon the Mortgaged Property, or any part and parcel thereof, and which water system includes all water mains, laterals, hydrants service valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances. (e)) All paving for streets, roads

walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Mortgaged Property.

(f) Any and all awards or payments, including interest there-on, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the Mortgaged Property, to the extent of all amounts which may be secured by that certain Mortgage given by Debtor to Secured Party on or about the date hereof which encumbers the Mortgaged Property (the -Mortgages) at the date of receipt of any such award or payment by Secured Party and of the reasonable attorney's fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment. (g) All of the right, title and Interest of Debtor in and to all unearned premiums accrued, accruing or to accrue under any

and all insurance policies now or hereafter provided pursuant to the terms of the Mortgage, and all proceeds or sums payable for the loss of or damage to (a) any property encumbered by the Mortgage, or (b) rents, revenues, Income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the Mortgaged Property. Collier County Real Property Lot 11, Block 230, GOLDEN

GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 136, inclusive, of the Public Records of Collier County, Florida. and

Lot 10, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 146, inclusive, of the Public Records of Collier County, Florida. Together with all existing and subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way and appurtenances; all water, water rights, watercourses and ditch rights(including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to the Real Property, including without limitation all minerals, oil, gas, geothermal and similar matters. Personal Property All inventory, equipment, ac-counts, chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of

credit, documents, deposit ac-

counts, investment property, money, other rights to payment

performance, and genand intangibles(including but eral not limited to all software and all payment intangibles); all fixtures; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing prop-erty, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property of Debtor.

The following motor vehicles and trailers:

1) DODGE 1500; VIN: 1D7H-A18D14J255436; Year: 2004.

FORD E350; VIN: 1FDWE35L14HB04189; Year 2004. 3) DODGE 3500; VIN: 3D7M-

S48C65G818780; Year 2005. 4) 8' x 24' GOOSENECK CTRA TRAILER; VIN: 4YMG-D242X5G102749; Year 2005. 5) 8' x 16' GRANITE STAGE

TRAILER. 6) 6' x 10' x 20' EQUP TRAILER; 4Y3US2025YS006547; VIN: Year 2000. 7) 5' x 12' MOBILE MFG

SLT5000 TRAILER; VIN: 1M9KA1218V1319254; Year 1997. 8) 6' x 15' CRONKHITE

4200ESA TRAILER; VIN: 47342202741111099 And ALL BUSINESS ASSETS of Debtor, whether now owned or hereafter acquired, together with all replacements, accessions, proceeds, and products of the foregoing, wherever located. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accor-dance with Florida Statutes, Section 45.031.

Dated this 15th day of July, 2025. 07/17/2025

Kevin C. Karnes CLERK OF COURT LEE COUNTY, FLORIDA (SEAL) N Wright Angad DC

/s/ Dana L. Robbins-Boehner Dana L. Robbins-Boehner, Esquire Fla. Bar No: 100626 Eric S. Golden, Esquire Florida Bar No. 146846 BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: drobbins-boehner@burr.com and egolden@burr.com Secondary E-Mail Addresses: mguerra@burr.com and dmorse@burr.com Attorneys for Plaintiff 46622109 v1 Jul. 25; Aug. 1, 2025 25-02713L

CAPE CORAL TOWN CENTER 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.

FIRST INSERTION

The Board of Supervisors ("**Board**") of the Cape Coral Town Center Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 19, 2025 TIME: 11:00 AM LOCATION: Cape Coral-Lee County Public Library Conference Room 921 S.W. 39th Terrace Cape Coral, FL 33914

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, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900 ("District Manager's Office"), during normal business hours.

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.

Jane Gaarlandt District Manager

Jul. 25; Aug. 1, 2025

FIRST IN	SERTION		
NOTICE OF FORECLOSURE SALE	AT WINKLE		
PURSUANT TO CHAPTER 45	ASSOCIATION		
IN THE CIRCUIT COURT OF THE	ALL UNKNOW		
TWENTIETH JUDICIAL CIRCUIT	ING BY, THRO		
IN AND FOR LEE COUNTY,	AGAINST TH		
FLORIDA	INDIVIDUAL		
23-CA-011788	WHO ARE N		
CITIBANK, N.A. AS TRUSTEE FOR	DEAD OR ALI		
AMERICAN HOME MORTGAGE	UNKNOWN PA		
ASSETS TRUST 2006-3,	AN INTEREST		
MORTGAGE-BACKED	DEVISEES, GR		
PASS-THROUGH CERTIFICATES	CLAIMANTS a		
SERIES 2006-3,	The Clerk of		
Plaintiff, VS.	Karnes will sell t		
RONALD BUCHER A/K/A	cash at www.le		
RONALD L. BUCHER; UNKNOWN	August 14, 2025		
SPOUSE OF RONALD BUCHER	the following de		
A/K/A RONALD L. BUCHER;	set forth in said		
CAROL BUCHER A/K/A CAROL	LOT 161, CA		
BUTLER-BUCHER A/K/A CAROL	KLER, ACC		
B. BUCHER A/K/A CAROL B.	PLAT THER		
BUCHER A/K/A CAROL E.	ED IN PLAT		
BUCHER; KEYBANK NATIONAL	34 THROU		
ASSOCIATION; CATALINA AT	PUBLIC RE		
WINKLER HOMEOWNERS'	COUNTY, FI		
ASSOCIATION, INC.; UNKNOWN	Any person claim		
TENANT #1; UNKNOWN TENANT	surplus from the		
#2	the property ow		
Defendant(s).	lis pendens mus		
NOTICE IS HEREBY GIVEN that	clerk reports the		

sale will be made pursuant to an Amended Final Judgment entered on July 10, 2025 in Civil Case No. 23-CA-011788, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORT-GAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3 is the Plaintiff, and RONALD BUCH-ER A/K/A RONALD L. BUCHER; CAROL BUCHER A/K/A CAROL BUTLER-BUCHER A/K/A CAROL B. BUCHER A/K/A: KEYBANK NA-TIONAL ASSOCIATION; CATALINA ER HOMEOWNERS' , INC.; ANY AND WN PARTIES CLAIM-OUGH, UNDER AND IE HEREIN NAMED DEFENDANT(S) NOT KNOWN TO BE VE, WHETHER SAID PARTIES MAY CLAIM TAS SPOUSES, HEIRS, RANTEES, OR OTHER are Defendants. of the Court, Kevin C. to the highest bidder for ee.realforeclose.com on

25-02722L

5 at 09:00:00 AM EST escribed real property as l Final Judgment, to wit: ATALINA AT WIN-CORDING TO THE

REOF AS RECORD-T BOOK 83, PAGES JGH 40, OF THE ECORDS OF LEE LORIDA

iming an interest in the e sale, if any, other than mer as of the date of the st file a claim before the ne surplus as unclaimed.

WITNESS my hand and the seal of the court on July 18, 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 1221-15219B

25-02737L

Jul. 25; Aug. 1, 2025

FIRST INSERTION NOTICE OF FORECLOSURE SALE 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 NO. 722 OF WHISKEY CREEK ADULT CONDOMINI-UM II, SECTION B, PHASE III, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN OFFI-CIAL RECORDS BOOK 1529, PAGE 1725, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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.

FIRST INSERTION

FIRST INSERTION

PURSUANT TO CHAPTER 45

lis pendens must file a claim before the

EIDOT INCEDTION

20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-011769 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ROSANN MULLINEAUX: UNKNOWN SPOUSE OF ROSANN MULLINEAUX; DAVID R. DIGREGORIO: ANTHONY **DIGREGORIO: UNKNOWN** PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed

CIRCUIT

NOTICE OF FORECLOSURE SALE June 24, 2025 and entered in Case No. IN THE CIRCUIT COURT OF THE 23-CA-011769, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCI-ATION is Plaintiff and ROSANN MUL-LINEAUX: UNKNOWN SPOUSE OF ROSANN MULLINEAUX; DAVID R. DIGREGORIO; ANTHONY DIGRE-GORIO: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 21, 2025, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 1-202, BUILDING NO 1, PALOMA AT PALMIRA GOLF AND COUNTRY CLUB, A CONDO-MINIUM, A CONDOMINIUM. TOGETHER WITH AN UN DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4527, PAGE 3049, AS AMEND-ED FROM TIME TO TIME, 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 Clerk reports the surplus as unclaimed. Dated this 21 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.: 23-01347 JPC V6.20190626 25-02743L Jul. 25; Aug. 1, 2025

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA 23-CA-007035 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, VS. STEPHEN BEDFORD; ELLEN MOCARSKI BEDFORD; TD BANK USA, NA: WHISKEY CREEK ADULT CONDOMINIUM, II ASSOCIATION, 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 June 9, 2025 in Civil Case No. 23-CA-007035, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and STEPHEN BEDFORD: ELLEN MOCARSKI BEDFORD; TD BANK USA, NA; WHISKEY CREEK ADULT CONDOMINIUM, II ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A STEPHEN are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for

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 1184-1845B Jul. 25; Aug. 1, 2025 25-02735L

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT DECEASED, et al., OF THE TWENTIETH JUDICIAL IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 24-CA-004792 ARGOLICA, LLC, Plaintiff. vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF LEILA BARREIRO, Defendants. NOTICE IS HEREBY GIVEN that

the undersigned Clerk of Court of Lee County, will on August 7, 2025 at 9:00 am, EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida: THE EAST 53 FEET OF LOT

14 AND THE WEST 29 FEET OF LOT 15, OF THAT CER-TAIN SUBDIVISION KNOWN AS BOWLING GREEN, UNIT TWO, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. IDENTIFICATION PARCEL NUMBER: 02-45-24-P2-00800.0140 PROPERTY ADDRESS: 1637 MERRIMACK CT, FORT MY-ERS, FL 33907

pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004792 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated 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 in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 07/18/2025.

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

Deputy Clerk Law Offices of Damian G. Waldman, Esq.

PO Box 5162, Largo, FL 33779 service@dwaldmanlaw.com; 727-538-4160 Jul. 25; Aug. 1, 2025 25-02736L

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

East for a distance of 67.91 feet;

thence run South 89°13'14" East

for a distance of 136.05 feet to a point on the Westerly line of Tract "A" (Megan Drive); thence

run South 00°46'56" West along

said Westerly right-of-way line

for a distance of 65.00 feet;

thence run North 89°13'04" West

for a distance of 190.72 feet to the Point of Beginning.

Property Address: 28700 Megan

Drive, Bonita Springs, FL 34135

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further re-

course against the Mortgagor, the Mort-

seal of this Honorable Court this

ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 37

THROUGH 40, PUBLIC RE-

CORDS OF LEE COUNTY,

TOGETHER WITH: 1993 MH

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE

AND FLHMBS56535224B

FLHMBS56535224A

WITNESS my hand and official

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: T. Mann

DEPUTY CLERK

25-02786L

gagee or the Mortgagee's attorney.

If the sale is set aside for any reason,

of which is set forth above.

unclaimed.

07/23/2025

Tiffany & Bosco, P.A.

Winter Park, FL 32789

Jul. 25; Aug. 1, 2025

FLORIDA

VIN#

floridaservice@tblaw.com

1201 S. Orlando Ave., Suite 430

FIRST INSERTION

NOTICE OF ACTION; **CONSTRUCTIVE SERVICE -PROPERTY** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN

AND FOR LEE COUNTY. CIVIL DIVISION CASE NO.: 2025-CA-000845 **DEBRA RENEE POWERS**,

Plaintiff, vs. ESTATE OF PATRICIA JENNINGS;

et al.. Defendants.

TO: MARY ALICE WORKMAN; 1055 YOUNG ROAD, CROFTON, KY 42217 ESTATE OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKES-VILLE TN 37043 UNKNOWN HEIRS OF PATRICIA

JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043 YOU ARE NOTIFIED that an action

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

LOT 14, BLOCK 58, UNIT 12, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICEOF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 18,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002663 ADAM & ASHLYNN GROW, Plaintiff, v. DALE G. YOZAMP; ESTATE OF DALE G. YOZAMP; UNKNOWN HEIRS OF DALE G.YOZAMP; STANLEY A. SCOTT, Trustee, STANLEY AND LINDA SCOTT MARITAL TRUST DATED

SEPTEMBER 19, 2012; ESTATE OF LINDA SCOTT or UNKNOWN HEIRS OF LINDA SCOTT, Defendants. TO: DALE G. YOZAMP ADDRESS UNKNOWN

ESTATE OF DALE G. YOZAMP ADDRESS UNKNOWN UNKNOWN HEIRS OF DALE G. YO-ZAMP ADDRESS UNKNOWN STANLEY A. SCOTT, Trustee, STAN-LEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012 42131 SAN JOSE DR SAN JACINTO, CALIFORNIA 92583 ESTATE OF LINDA SCOTT ADDRESS UNKNOWN

UNKNOWN HEIRS OF LINDA SCOTT ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to quiet title on the following property

in Lee County, Florida: FOLLOWING DE-THE SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 17, BLOCK 45, NORTH PART UNIT 9, GREENBRIAR, SECTION 4 & 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002253 **Division: Probate** IN RE: ESTATE OF CHRISTINE HOFFMANN, a/k/a CHRISTA M.E. HOFFMANN, a/k/a CHRISTA MARGOT ELISABET HOFFMANN.

PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. The above-described land can be identified by Parcel ID: 13-45-27-12-00058.0140 (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, on or before September 02, 2025, 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 23, 2025. KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com Counsel for Plaintiff

Jul. 25; Aug. 1, 8, 15, 2025 25-02773L

FIRST INSERTION

ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT. RE-CORDED IN PLAT BOOK 27, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LOT 13, BLOCK 10, UNIT 1, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 188, 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 September 02, 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 23 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. 25; Aug. 1, 8, 15,2025

25-02789L

FIRST INSERTION

unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

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

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

CASE NO.: 22-CA-003836 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.

MICHAEL P. WAHLERS, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 4, 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 prop-erty situated in Lee County, Florida, to wit:

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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-003092 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DONALD C. SCOTT, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Donald C. Scott, Deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 1, BLOCK 2, PINE LAKES COUNTRY CLUB PHASE V,

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002831 XRAY INVESTING, LLC, Plaintiff. v. ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ

DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008 ADDRESS UNKNOWN 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 8, BLOCK 49, UNIT 9,

FIRST INSERTION NOTICE OF ACTION

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

CIVIL ACTION CASE NO.: 25-CA-002331

CYNTHIA PERICLES, et al,

CYNTHIA PERICLES Last Known Address:

Street Cape Coral, FL 33993

Current Address: Unknown

to foreclose a mortgage on the following

LOT 58 AND 59, BLOCK 2582, UNIT 37, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY,

CORAL FL 33993

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-

FLORIDA

ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. CYNTHIA A. PERICLES AKA

Defendant(s). To: CYNTHIA A. PERICLES AKA

433 NW 1st

YOU ARE NOTIFIED that an action

property in Lee County, Florida:

FLORIDA. A/K/A 433 NW 1ST ST CAPE

tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623: otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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 on this 23 day of July, 2025. Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-003222 Jul. 25; Aug. 1, 2025 25-02772L

397, and all exhibits and amend-

ments thereof, Public Records of Lee County, Florida. Parcel ID

At public sale, to the highest and best bidder, for cash, on August 21, 2025,

beginning at 9:00 a.m. at, www.lee

realforeclose.com, in accordance with Chapter 45, Florida Statutes.

INTEREST IN THE SURPLUS PRO-CEEDS 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

Kevin C. Karnes,

Deputy Clerk

25-02776L

As Clerk of the Court

(SEAL) By: T. Mann

STATUTES SECTION 45.031.

Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC,

Dated: 07/22/2025

Attorney for Plaintiff

kmace@gadclaw.com

Jul. 25; Aug. 1, 2025

jmorningstar@gadclaw.com

ANY PERSON CLAIMING AN

#27-45-24-26-00013.00C0

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 22- CA- 4116 MYERLEE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs.

BEN G. CROW, UNKNOWN SPOUSE OF BEN G. CROW, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

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

Apartment Number 13-C of Myerlee Square Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1320, Page

FIRST INSERTION NOTICE OF ACTION

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA CIVIL ACTION CASE NO.: 25-CC-003869 ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff. vs. MADELEIN VIERA, et al., Defendants. TO: MADELEIN VIERA

15021 SANDPIPER PRESERVE BLVD., #102

FT. MYERS, FL 33919 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Lee County, Florida:

Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condomini-um recorded in Instrument hibits and amendments thereof. Public Records of Lee County, Florida.

has been filed against you, MADELEIN VIERA and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a de-fault will be entered against you for the relief demanded in the Complaint for Foreclosure.

Dated on: 07/23/2025.

KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk

Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 $235\bar{3}5938_1\,134143.0005$ Jul. 25; Aug. 1, 2025 25-02774L

default will be entered against you for petition. Dated on July 23, 2025 ALDRIDGE PITE, LLP, Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B

Delray Beach, FL 33444

25-02785L

PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

the relief demanded in the complaint or Kevin C. Karnes

As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk

1133-3769B Ref# 11960 Jul. 25; Aug. 1, 2025

Deceased.

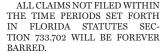
The administration of the estate of Christine Hoffmann, a/k/a Christa M.E. Hoffmann, a/k/a Christa Margot Elisabet Hoffmann, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. Fort Myers. 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,

HOW TO PUBLISH YOUR

DTIC



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 25, 2025.

Personal Representative: THE NORTHERN TRUST COMPANY By: Maria M. Sidlosca, V.P.,

Estate Administrator

600 Brickell Ave., Suite 2400 Miami, Florida 33131 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: bethm@trustska.com Jul. 25; Aug. 1, 2025 25-02780L

CALL 941-906-9386 and select the appropriate County and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com EGAL Business UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ, ESTATE OF SIEGFRIED LOTHAR LORENZ, UNKNOWN HEIRS OF SEIGFRIED LOTHAR LORENZ, ESTATE OF MARIANNE BAUD, UNKNOWN HEIRS OF MARIANNE BAUD, SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ, Trustee of the SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008, Defendants. TO: ESTATE OF DJULAEHA LO-RENZ a/k/a DJULAEHA SITI WI-RASASMITA LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WI-RASASMITA LORENZ ADDRESS UNKNOWN ESTATE OF SIEGFRIED LOTHAR LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF SEIGFRIED LOTHAR LORENZ ADDRESS UNKNOWN ESTATE OF MARIANNE BAUD ADDRESS UNKNOWN UNKNOWN HEIRS OF MARIANNE BAUD ADDRESS UNKNOWN SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ. Trustee of the

SIEGFRIED LOTHAR LORENZ AND

SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RE-CORDED IN PLAT BOOK 18. PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham. Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before September 02, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DATED this 23 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. 25; Aug. 1, 8, 15,2025 25-02784L

Number 2012000230354, as amended in Instrument Number 2012000230354, and all ex-

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CC-003869 ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit

corporation,

Plaintiff, vs.

MADELEIN VIERA, et al., Defendants.

TO: UNKNOWN SPOUSE OF MAD-ELEIN VIERA

15021 SANDPIPER PRESERVE BLVD., #102

FT. MYERS, FL 33919

YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Lee County, Florida:

Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condomini-um recorded in Instrument Number 2012000230354, as amended in Instrument Number 2012000230354, and all exhibits and amendments thereof, Public Records of Lee County, Florida.

has been filed against you, UNKNOWN SPOUSE OF MADELEIN VIERA and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure.

Dated on: 07/23/2025.

KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk

Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 142723.0007 Jul. 25; Aug. 1, 2025 25-02775L

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Corkscrew Farms Community Development District

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025-2026 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.

The Board of Supervisors (the "Board") of Corkscrew Farms Community Development District (the "District") will hold two (2) public hearings and a meeting on August 18, 2025 at 1:30 p.m. at The Barefoot Bar and Grill, 19921 Beechcrest Place, Estero, FL 33928. These public hearings are were originally scheduled to be held on July 21, 2025, at 1:30 p.m., but have been

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 2025-2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of its annually recurring operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025-2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the O&M Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

A copy of the Proposed Budget, preliminary assessment roll and the agenda may be viewed on the District's website www.corkscrewfarmscddcom.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at kelly.dattler@inframark.com.

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 description of the services to be funded by the O&M Assessments, and the properties to be benefited from the O&M Assessments, are all set forth in the Proposed 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 presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the hearings/meeting and in any future year.

This is a prop	osed in	crease	from you	r FY 202	24-2025 O&	M Assessn	nent of:		18.7%		
				FISCA	L YEAR 2025			FISCA	L YEAR 2026		
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	and Collection	FY 2026 Total Assessment	Total Increas / (Decrease) i Annual Assm
			_			RIES 2016 BON					
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$83.48	\$69.16	\$1,152.64	\$13.98
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal		629									-
					PHASE 2 SE	RIES 2017 BON	DS				
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
				670.05	\$93,85	\$1.564.20	\$1,400.00	\$83,48	\$94,69	\$1,578,18	\$13,98
Single Family 62'	1.20	290	\$1,400.00	\$70.35							

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. The amount shown includes all applicable collection costs. A property owner is eligible for a discount of up to 4% if the owner's tax bill is paid early. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate"

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Stoneybrook North Community Development District

The Board of Supervisors (the "Board") of the Stoneybrook North Community Development District (the "District") will hold a public hearing and a meeting on August 26, 2025, at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and mainte-nance to fund the items described in the proposed budget (the ***O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.stoneybrooknorthcdd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Units	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments

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 and due to be collected for Fiscal Year 2025-26.

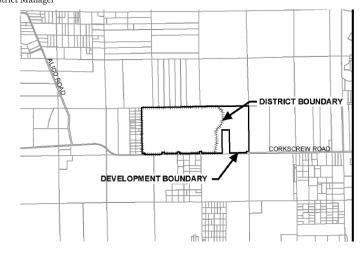
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 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.

Justin Faircloth District Manager



July 25, 2025

FIRST INSERTION

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

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

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

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

Personal Representative:

6380 NW 110th Avenue

Brandon R. Bytnar, Esq., Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L.

Naples, Florida 34109 Telephone: (239) 592-9211 Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com

FIRST INSERTION NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14150 N Cleveland Avenue, North Fort Myers, FL, 33903 Lee County Affordable Moving Serice William 1720 Household Goods, boxes totes, Forklift. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jul. 25; Aug. 1, 2025 25-02791L

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 11:00 AM. Said property is iStorage, 12859 McGregor Blvd, Fort Myers, FL, 33919 Scott Wooster 00003 shoes, pil-

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2234 Division Probate IN RE: ESTATE OF DIANE LOIS NITENSON,

NOTICE TO CREDITORS

A.K.A. DIANE L. NITENSON Deceased. The administration of the estate of DI-

ANE LOIS NITENSON, a.k.a. DIANE L. NITENSON, deceased, whose date of death was July 3, 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 attor-

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

All other creditors of the decedent

NOTICE.

BARRED. NOTWITHSTANDING THE TIME

The date of first publication of this notice is July 25, 2025.

Signed by: Robyn Zaruches ROBYN ZARUCHES

Parkland, Florida 33076 Attorney for Personal Representative:

/s/ Brandon R. Bytnar

9120 Galleria Court, Suite B

25-02783I

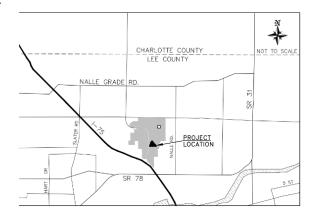
will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Audette Bruce District Manager



25-02782L

party.

Jul. 25; Aug. 1, 2025

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the

undersigned intends to sell the person-

al property described below to enforce

a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The

undersigned will sell by competitive

bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 11:00

AM. Said property is iStorage, 14251 N

Cleveland Ave, North Fort Myers, FL,

33903-3802 Waylen Tait 1023 paint-

ing, shelf, office chairs, boxes, house-

hold, suit case, rocking chair. Michael

Ducharme 0002 end table, trash can,

propane tank, outside storage boxunit,

misc. Rebeca Rugma 2091 2 couched,

TV, pillows, cooler, end table, refrigera-

tor, household, misc. William Bergen

3195 childrens items, bed, toys ladder,

small chair. All purchased items are

sold as is, where is, and must be re-

moved within 48 hours of the sale. Pur-

chases must be paid for at the time of

purchase per facility policy. Sale subject

to cancellation in the event of settle-

ment between owner and obligated

25-02790L

Secondary E-Mail sasha@bytnarlaw.com Jul. 25; Aug. 1, 2025 25-02788L

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 11:00 AM. Said property is iStorage, 1521 Del Prado Blvd. N., Cape Coral, FL, 33909 Adolfo Garcia 13081 Bar Stools, Washer or Dryer Machine, Mirror, TV, Dressers, Chairs. Cesar Augusto Caguana 12123 Clothes, Plastic Totes. Diana DaSilva 13107 Baby Crib, Baby Crib Mattress, Toys, Tv, Highchair, Artwork, Mirror. Anddy Imas 11022 Stainless Steel Microwave, Toaster Oven, Table Chairs(restaurant style)Metal Shelving, Metal Storage Racks, Dishware. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jul. 25; Aug. 1, 2025 25-02792L

lows, mirror, floor dolly. Payton Mccabe 04203 dresser, night stand, litter box. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. Jul. 25; Aug. 1, 2025 25-02793I



--- PUBLIC SALES / ACTIONS---

FIRST INSERTION

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name CLIVE DANIEL HOME located at 14560 Global Parkway, in the County of Lee in the City of Fort Myers, Florida 33913 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lee County, Florida, this

17th day of July, 2025. LUBNER GROUP, LLC

July 25, 2025 25-02526L

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 68bam located at 12557 New Brittany Boulevard Ste 3 V -13 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 21st day of July, 2025. Ratzke & Thomas

July 25, 2025 25-02746L

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 Travel of My Dreams located at 10012 Gulf Center Drive, Unit 5-141 in the City of Fort Myers, Lee County, FL 33913 intends to register the said name with the Division of Corporations of the Depart-ment of State, Tallahassee, Florida. Dated this 18th day of July, 2025.

Geoffrey Evans July 25, 2025 25-02738L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES NOTICE IS HEREBY GIVEN that Rolando Gonzalez will engage in business under the fictitious name Comprehensive Performance Psychiatry, with a physical address 12310 Coconut Creek court Fort Myers, FL 33908, with a mailing address 12310 Coconut Creek court Fort Myers, FL 33908, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 25, 2025 25-02527L

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 Knewmills Alliance & Trust located at 8660 WESLEYAN DRIVE APT 415 in the City of FORT MYERS, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 17th day of July, 2025. RMH CREATIONS LLC July 25, 2025

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 25-02728L BARRED.

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-5434 PINE RIDGE PALMS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET D. NOBLE; FRANK NOBLE; ASHLEIGH NOBLE; DAN NOBLE; and LEE COUNTY, FLORIDA DEFENDANTS.

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Credi-tors, Trustees, And All Others Who May Claim an Interest in The Estate OF

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.:25-DR-4685

FERNANDO GABRIEL GOZAINY

AURA LUCIA AHUMADA LLINAS

TO: AURA LUCIA AHUMADA LLI-

NAS (Respondent/Wife) Last Known address: 6250 Key Bis-

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

SECOND 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 Divi-

sion, the address of which is 2075 Dr.

Martin Luther King Jr Blvd, Fort My-

ers, FL 33901. The names and address-

es of the personal representative and

the personal representative's attorney

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

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

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE

THE TIME PERIODS SET FORTH

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

are set forth below.

cayne Blvd, Fort Myers, FL 33908

IN RE: THE MARRIAGE OF:

Petitioner.

Respondent.

and-

Margaret D. Noble W5540 Germantown Drive New Lisbon, WI 53950 Frank Noble W5540 Germantown Drive

New Lisbon, WI 53950 YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 18, Block X, Ft. Myers Beach Kampgroud, Unit One, accord-ing to the plat thereof in Plat Book 35, Pages 47, 48 and 49, Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on: K. JOY MATTINGLY, ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax:

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE / PUBLIC SALES ---

THIRD INSERTION

for Lee County. You are required to

serve an Answer or responsive plead-

ings 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 My-

ers, Florida 33901, either before service

on Petitioner's attorney or immediately

thereafter.

request.

(954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com within 30 days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint. WITNESS my hand and the seal of

said Court 07/18/2025. KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N Wright Angad As Deputy Clerk

BECKER & POLIAKOFF, P.A. 1 East Broward Blvd Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawvers.com P05259/419175/26836193 Jul. 25; Aug. 1, 2025 25-02742L

dress. (You may file Notice of Current

Address, Florida Supreme Court Ap-

proval Family Law Form 12,915) Future

papers in this lawsuit will be mailed to

the address on records at the clerk's of-

Family Law Rules of Procedure, re-

quires certain automatic disclosure of

documents and information. Failure to

comply can result in sanctions, includ-

DATED this 25th day of June, 2025.

(SEAL) By: E. Bakelman

Deputy Clerk

ing dismissal or strike g of pleadings.

WARNING: Rule 12.285, Florida

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001630

Division Probate IN RE: ESTATE OF ELIO A. DIAZ Deceased.

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,

July 18, 25, 2025

FOURTH INSERTION

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

FLORIDA Case No: 24-CC-007103

TRUIST BANK, Plaintiff, vs.

CARLO MANGIAVILLANO,

Defendant. TO: CARLO MANGIAVILLANO: LAST KNOWN ADDRESS:

6200 Arbor Avenue Fort Myers, Florida 33905

YOU ARE HEREBY NOTIFIED that an action for replevin related to personal property as more fully described as a

2019 Dodge Ram 1500, Vehicle Identification No. 1C6RR6KT8KS545840

has been filed against you and the other defendants referenced above, and you are required to serve a copy of your written defenses to it, if any, on Robert A. Neilson, Esq., the Plaintiff's attorney, whose address is Burr & Forman LLP, 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202, on or before August 11, 2025 and file your original written defenses with the Clerk of the Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

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 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

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ----

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

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

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

> NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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

the Verified Complaint.

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

Witness my hand and seal of this Court on the 30 day of June, 2025. Kevin C. Karnes

As Clerk of said Court (SEAL) By: K. Shoap As Deputy Clerk

Robert A. Neilson, Esq. BURR & FORMAN, LLP 50 North Laura Street, Suite 3000 Jacksonville, FL 32202 Phone: (904) 232-7200 Fax: (904) 232-7201 rneilson@burr.com jenasmith@burr.com Counsel for Plaintiff 60772783 v1 July 4, 11, 18, 25, 2025 25-02434L

SECOND 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

COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-000001 Division Probate IN RE: ESTATE OF Deceased. The administration of the estate of

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

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,

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 per-sonal representatives' attorney are set

OF THIS NOTICE ON THEM.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE

CAROLINE BRENSCHEIDT

SECOND INSERTION Florida Statutes.

fice

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 Representatives: Jennifer Marti Mattenstrasse 27

CH-3073 Gümligen, Switzerland Cheryl Marti

Murtenstrasse 32 CH-3202 Frauenkappelen, Switzerland Attorney for Personal Representatives: Darrin R. Schutt, Esq., Attorney Florida Bar Number: 886830 SCHUTT LAW FIRM PA 12601 New Brittany Boulevard Fort Myers, Florida 33907 Telephone: (239) 540-7007 Fax: (239) 791-1080 E-Mail: darrin.schutt@schuttlaw.com Secondary E-Mail: briana@schuttlaw.com July 18, 25, 2025 25-02623L

Copies of all court documents in this Kevin C. Karnes CLERK OF THE CIRCUIT COURT case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon Jul. 11, 18, 25; Aug. 1, 2025 You must keep the Clerk of the Circuit's office notified of your current ad-

25-02498L All other creditors of the decedent

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ----

SECOND INSERTION

PUBLIC SALE

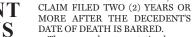
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr Bonita Springs, FL 34135. August 7, 2025 at 11:45AM.

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



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 sections 732.216-732.228, Florida Statutes, applies, or may ap ply, unless a written demand is made by 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

CALL 941-906-9386 and select the appropriate County name from the menu option HOW TO PUBLISH YOUR or e-mail legal@businessobserverfl.com Business

SECOND INSERTION

PUBLIC SALE

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

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



FOURTH 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, Clerk of the Circuit Court (SEAL) BY: J. Collins Deputy Clerk

Joseph P. Hoffman, Esq., 2180 W. First Street, Suite 310, Fort Myers, Florida 33901 July 4, 11, 18, 25, 2025 25-02439L

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: 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





--- SALES ----

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT **TO CHAPTER 45**

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

CASE NO.: 07-CA-012381 DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,

Plaintiff, vs. PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC **REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE** FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA **RAYMOND; ROBERT RAYMOND**

A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COM-PANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECU-RITIES TRUST 2006-3 MORTGAGE

LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capi-Incorporated tal Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 7th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 17, 18, 19 AND 20, BLOCK

5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORD-ACCORD-ING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS IN-STRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTER-LY ALONG THE ARC OF A CURVE TO THE RIGHT, CON-CAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING

A RADIUS OF 645.00 FEET. A CENTRAL ANGLE OF 1º11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RA-DIAL TO THIS AFOREMEN-TIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTH-EAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DIS-TANCE OF 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991 and all fixtures and personal property

located therein or thereon, which are included as security in Plaintiff's mort-

SECOND INSERTION

gage

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

Dated: 07/14/2025

Kevin Karnes As Clerk of said Court (SEAL) By: T Mann As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 11-400075 July 18, 25, 2025 25-02621L

--- PUBLIC SALES ---

SECOND 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 Assigns 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.

25-02661L July 18, 25, 2025

SECOND 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 garage essentials. Suzanne Kramer unit #D20. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND 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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 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 25-02527L

SECOND 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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

25-02529L

--- TAX DEEDS ----

SECOND 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 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 25-02530L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000541

SECOND INSERTION

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: 23-08348 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 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 25-02573L

--- PUBLIC SALES ---

SECOND 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

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

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 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

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

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

SECOND INSERTION

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-

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. The certificate number(s), year(s) of 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 Names in which assessed: ERWIN PICADO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-02562L

25-02594L

July 18, 25, 2025

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/.

SECOND 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 Dis-

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,

trict ("District") will hold a public hearing and regular meeting as follows:

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

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.

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 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		
25-02651L	July 18, 25, 2025	25-02650	L

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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



--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1880 **Division PROBATE**

The personal representative or cura-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.

IN RE: ESTATE OF

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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002121 BROOKLEIGH LLC, Plaintiff, v. ESTATE OF MILDRED M LORENZ, HEIRS OF MILDRED M. LORENZ and REGIS LORENZ, Defendant. TO: ESTATE OF MILDRED M. LO-RENZ 620 COLLEGE AVENUE PITTSBURGH 32, PA HEIRS OF MILDRED M. LORENZ 620 COLLEGE AVENUE PITTSBURGH 32, PA REGIS LORENZ

1509 CLAYTON AVENUE LEHIGH ACRES, FL 33972

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 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

SECOND 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.

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.

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

Personal Representative: Mrs. Natalie A. Moon 16 Dearborn Ave. Biddeford, ME 04005 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 18, 25, 2025 25-02610L

THIRD INSERTION

OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, 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 demanded in the Complaint. DATED this 03 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

July 11, 18, 25; Aug. 1, 2025 25-02484L

SECOND INSERTION NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No.:25-CA-001844 ELIZABETH C. ECHEVERRI,

FOURTH INSERTION NOTICE OF ADMINISTRATIVE COMPLAINT

To: AJAVIA T. MURPHY Case: CD202502765/D 3327768

An AdministraIve Complaint to re-voke 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 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. DANIEL MACHNIK, individually, and UNKNOWN TENANT(S)/ OCCUPANT(S), **Defendant/Tenant.** TO: DANIEL MACHNIK

YOU ARE HEREBY NOTIFIED that

a lien foreclosure action involving the following property: 1985 Mobile Home Units iden-

tified 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) 791-7950 sdommerich@lawdefined.com Jul. 18, 25; Aug. 1, 8, 2025 25-02628L

SECOND INSERTION NOTICE OF FORECLOSURE SALE

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

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

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-

SECOND 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 oth-

er 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 July 18, 25, 2025 25-02611L

SECOND 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 County, Florida, Kevin C. Karnes, Clerk

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-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. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org July 18, 25, 2025 25-02601L

SECOND 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

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE 25th JUDICIAL CIRCUIT, IN AND FOR Lee COUNTY, FLORIDA

Case No.: 362025DR002752A001CH **Division: Civil**

Freda Pennyfeather, Petitioner,

and Hansen Pennyfeather,

Respondent,

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your cur-rent 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, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing 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

SECOND 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: 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.

COUNTY

Plaintiff, vs. ERIC E GIBSON, et al.,

NOTICE IS HEREBY GIVEN pursu-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) July 18, 25, 2025 25-02660L

JACK B. MALZAHN, Defendant. TO: JACK B. MALZAHN

Plaintiff, vs.

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 Fort Myers, Florida 33913, Civil Loop, Theft, Conversion, Money Lent, Breach of Contract, Fraudulent Misrepresentation, Unjust Enrichment has been filed and commenced in this Court and vou 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 25-02630L

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

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 July 18, 25, 2025 25-02620L 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 Wavne 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@capec alattorney.com

July 18, 25, 2025 25-02605L 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

Ljubica N. Bjazevic, Esq., attorney for Plaintiff, 2891 Center Pointe Dr., Suite 304, Fort Myers, Florida 33916 Jul. 18, 25; Aug. 1, 8, 2025

---- ESTATE ----

SECOND 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 Comas 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

SECOND 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

SECOND 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

SECOND 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.

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.

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

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 Secondary E-Mail: rhianna@atcauselaw.com July 18, 25, 2025 25-02671L

SECOND 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

SECOND INSERTION

lisa@mikehagen.com

July 18, 25, 2025

SECOND 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

SECOND 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,

SECOND 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 TW 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:

25-02652L

All creditors of the Decedent and

The Personal Representative has no

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

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

/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

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

--- ESTATE ----

SECOND 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 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.

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.

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

ER BARRED. NOTWITHSTANDING THE TIME

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

25-02607L

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,

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

SECOND INSERTION

PROBATE DIVISION 25-CP-2187 IN RE: ESTATE OF: BARBARA PAMELLA JOE-YEN Deceased

The administration of the estate of Barbara 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-

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA PROBATE DIVISION CASE NO: 25-CP-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

SECOND 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 attor-

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

probate@dorceylaw.com

E-Mail: douglas@dorceylaw.com

25-02609L

Fax: (239) 418-0048

Secondary E-Mail:

July 18, 25, 2025

SECOND 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 SECOND 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

SECOND INSERTION

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 WILLIAM AALERUD, an

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

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

Deceased. 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

SECOND 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

SECOND INSERTION wit:

ney are set forth below. All creditors of the decedent and oth-

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.,

Individual; THE ENTRUST

Defendant.

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



FOURTH 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

TO: [name of Respondent] CRAIG

[Respondent's last known address] Ad-

City, State, Zip: Trevor, Wisconsin

YOU ARE NOTIFIED that an action

DIVISION: FAMILY IN RE THE MATTER OF:

DAWN NELLIS

CRAIG NELLIS

dress: Tuttle Rd

Respondent

NELLIS

53179

Petitioner

and

--- ACTIONS / SALES ---

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002230 HOMESTEAD ASPIRATIONS LLC, Plaintiff, v. JEAN LA FEMINA. Defendants. TO: JEAN LA FEMINA 1749 W 12TH ST BROOKLYN, NY 11223 YOU ARE NOTIFIED that an action

SECOND INSERTION to quiet title on the following property in Lee County, Florida: FOLLOWING DE-THE SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOTS 32, 33, AND 34, BLOCK 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.

has been filed against you and that you

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-

plaint petition.

SECOND 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 was: 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 CHRISTINE AUSTIN, Plaintiff, v. OMAR L. JONES and MABLE S. JONES, Defendants. TO: OMAR L. JONES 2623 RIVER DRIVE DENVER, COLORADO 80211 MABLE S. JONES 2623 RIVER DRIVE DENVER, COLORADO 80211 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 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-

SECOND 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.

DATED this 14 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoan 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

SECOND INSERTION

RECORDS OF LEE COUNTY, FLORIDA. PARCEL NUMBER: 10421221

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 de-manded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou 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

P.A., PO Box 5162. Largo, FL 33779, telephone (727) 538-4160,

IDENTIFICATION

A/K/A 360 CLARIDGE CIR.,

for [identify the type of case] dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on [name of Petitioner] Dawn Nellis. 1506 Nelson Rd N, Cape Coral, Florida 33993, on or before [date] August 4, 2025 and file the original with the clerk of this Court at [clerk's address] 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 06/23/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT By: Eldora Bakelman Deputy Clerk

July 4, 11, 18, 25, 2025 25-02409L

FOURTH 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 FÀIL 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, requires certain automatic disclosure of documents and information. Failure to comply can result in sanction, including dismissal or striking of pleadings. Dated on June 26, 2025.

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

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Coconut Plan-tation 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 '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. 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 Bishop as Trustee of the Brian Russell Bishop Living Trust Agreement

Dated December 31st, 2007, 120 SEBASTIANS RUN, 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 proceed-

ings is the failure of the Obligors (See Exhibit A – Obligor) to pay condomin-ium 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 no-tice 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

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 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 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 Com-

DATED this 14 day of July, 2025. Kevin C. Karnes 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 25-02631L

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 appearance is less than 7 days; if you are hear-ing or voice impaired, call 711.

WITNESS my hand and seal of the Court on this 15 day of July, 2025. Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010540 July 18, 25, 2025 25-02648L

SECOND INSERTION

plaint. Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk

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., Defendants.

TO: PENAFIEL VALLEJO INVEST-MENT, LLC

Whose last known residence(s) is: 7901 Kingspointe Pkwy, Suite 19, Or-

lando, FL 32819 360 Claridge Circle, Lehigh Acres, FL

33974 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: Unknown

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 thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

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

NOTICE OF ACTION

FOR LEE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 25-CA-001920

BRAVO RESIDENTIAL FUNDING

UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC

OF ISAAC DIAZ; PREFERRED

PERSON IN POSSESSION OF THE

DIAZ; UNKNOWN SPOUSE

CREDIT, INC.: UNKNOWN

To the following Defendant(s):

SUBJECT PROPERTY.

MARIANNE HERRERA

Defendant(s)

CITIBANK, N.A., NOT IN ITS

INDIVIDUAL CAPACITY BUT

TRUST 2023-NQM7.

MARIANNE HERRERA;

Plaintiff. vs.

SECOND INSERTION

3937, CAPE CORAL UNIT IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND 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 SOLELY AS OWNER TRUSTEE OF

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

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman,

facsimile (727) 240-4972, service@dwaldmanlaw.com July 18, 25, 2025 25-02653L

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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 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 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

(LAST KNOWN ADDRES 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, trust-ees, 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

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

July 18, 25, 2025 25-02656L



--- TAX DEEDS ----

SECOND 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

SECOND 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:

the holder of the following certificate(s) Certificate Number: 23-08760 FNA DZ LLC FBO WSFS the holder of 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 HICKORY LOT 2 COMMENCthe description of the property and the tificate number(s), year(s) of issuance, thereon. The certificate number(s), ING AT THE SOUTHEAST-ERLY CORNER OF LOT 5, name(s) in which it was assessed are as the description of the property and the year(s) of issuance, the description of follows: name(s) in which it was assessed are as the property and the name(s) in which BLOCK H, BONITA BEACH, Certificate Number: 23-04638 follows it was assessed are as follows: Certificate Number: 23-17126 Year of Issuance 2023 De-ACCORDING TO THE PLAT Year of Issuance 2023 Descrip-Certificate Number: 23-06829 tion of Property SUNCOAST RECORDED IN PLAT BOOK Year of Issuance 2023 De-8, PAGE 65, OF THE PUBLIC EST UNRE BLK 73 OR 32 PG scription of Property LOT 634 scription of Property FROM A 528 PT LOTS 1 AND 2 AKA POINT ON THE SOUTHERLY SIDE OF BRIGHT ROAD, RECORDS OF LEE COUNTY, KNOWN AS CONDOMINIUM and the personal representative's attor-LOT 4 FROM THE SW COR-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-SHIP 43 SOUTH, RANGE 24 LAR TO HICKORY BOULE-NY CONDOMINIUM, INC., A IS 33 FEET SOUTH OF THE EAST, RUN NORTH 88°16'39 CONDOMINIUM ALL AS SET VARD RIGHT- OF-WAY FOR 100.00 FEET TO THE NORTH-" EAST ALONG THE SOUTH OUT IN DECLARATION OF NORTHEAST CORNER OF EASTERLY RIGHT-OF-WAY OF SAID BOULEVARD AND CONDOMINIUM AND EX-HIBITS ATTACHED THERE-LINE OF SAID SECTION THE SOUTHEAST QUARTER 25 A DISTANCE OF 286.13 (SE1/4) OF THE NORTH-25 -FEET; 1... 1°51'31" WES1 "₩ES1 ET: "WEST ξ THE POINT OF BEGINNING. THENCE NORTH TO, RECORDED IN OFFICIAL WEST QUARTER (NW1/4) OF SECTION 19, TOWN-SHIP 43 SOUTH, RANGE THENCE NORTH 26'20'00" 3.250.68 RECORDS BOOK 677, PAGE SOUTH 208 THROUGH 246 AND AS WEST ALONG SAID RIGHT-OF-WAY FOR 75.00 FEET. 88°08'29" WEST 895.0 FEET DESCRIBED BY THE PLANS 25 EAST, RUN SOUTH ON TO THE POINT OF BEGIN-THENCE NORTH 63'00'40" EAST PERPENDICULAR TO SAID CENTER SECTION LINE A DISTANCE OF 282.85 THEREOF RECORDED IN NING; FROM SAID POINT OF CONDOMINIUM PLAN BOOK SAID RIGHT-OF-WAY FOR BEGINNING, RUN SOUTH 2, PAGE 64, OF THE PUBLIC FEET; THENCE WESTERLY A DISTANCE OF 150 FEET TO THE POINT OF BEGIN-1° 51'31" EAST 110.0 FEET; RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DE-261.05 FEET MORE OR LESS THENCE SOUTH 88°08'29" TO THE WATERS OF AN ARM NING; THENCE NORTH A DISTANCE OF 282.85 FEET TO THE SOUTHERLY SCRIPTION AND CONVEY-ANCE INCLUDES, BUT IS NOT OF ESTERO BAY; THENCE WEST 115.0 FEET; THENCE NORTH 1° 51'31" WEST 110.0 FEET; THENCE NORTH SOUTHEASTERLY ALONG SAID WATERS TO AN IN-LIMITED TO ALL APPURTE-88°08'29" EAST 115 FEET TO THE POINT OF BEGIN-NANCES TO LOT 634 ALSO SIDE OF BRIGHT ROAD; TERSECTION WITH A LINE KNOWN AS CONDOMINI-UM UNIT NO. 634 ABOVE THENCE WESTERLY ALONG BEARING NORTH 63'00'40" NING. BEING LOT 4 OF A THE SOUTHERLY SIDE OF EAST THROUGH THE POINT UNISION OF LOTS RESIL BEGINNING; THENCE BRIGHT ROAD A DISTANCE AND 2. BLOCK 73. SUNCOAST WITH ALL IMPROVEMENTS SOUTH 63'00'40 " WEST FOR 272.02 FEET MORE OR LESS 150 FEET; THENCE SOUTH 282.85 FEET; THENCE EAST ESTATES, AS RECORDED IN THEREON AND TOGETHER OFFICIAL RECORD BOOK 32. WITH THE UNDIVIDED IN-TO THE POINT BEGINNING. TO THE POINT OF BEGIN-PAGE 524, PUBLIC RECORDS LAND BEING SITUATED IN NING. Strap Number 30-47-25-TEREST IN COMMON ELE-OF LEE COUNTY, FLORIDA. MENTS OF THE AFORESAID THE STATE OF FLORIDA, B4-00019.0000 Strap Number 26-43-24-03-COUNTY OF LEE. Strap Num-Names in which assessed: CONDOMINIUM PERTINENT ROLANDES SAKAUSKAS, RUTA SAKAUSKIENE, SAK'S 00073.001C TO SAID UNIT. Strap Number ber 19-43-25-00-00002.0050 Names in which assessed: 26-44-27-22-00000.6340 Names in which assessed: 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 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 certificate(s) shall be redeemed accordcertificate(s) shall be redeemed accordcertificate(s) shall be redeemed accordcertificate(s) shall be redeemed according to the law the property described ing to the law the property described ing to the law the property described ing to the law the property described BARRED. in such certificate(s) will be sold to the highest bidder online at www.lee.realhighest bidder online at www.lee.realhighest bidder online at www.lee.realhighest bidder online at www.lee.realtaxdeed.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 taxdeed.com on 09/09/2025 at 10:00 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-Clerk of the Circuit Court & Comptroller. ler. ler. ler. Jul. 18, 25; Aug. 1, 8, 2025 notice is July 18, 2025. 25-02541L 25-02589L 25-02563L 25-02578L

SECOND 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

SECOND 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) has filed said certificate(s) for a tax

SECOND 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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that FIG

20, LLC FIG 20, LLC FBO SEC PTY

Tax Deed #:2025000522

SECOND 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 DOUBLE-WIDE CERTAIN MOBILE HOME PERMAN-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

25-02539L

SECOND INSERTION

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

ler.

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

SECOND 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-

25-02540L

43-24-03-00076.011H

Names in which assessed:

GERALDINE WILLIAMS

Tax Deed #:2025000547

assessed are as follows:

The administration of the estate of Michael Andrew Donaldson, deceased, whose date of death was May 24, 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

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.

36229 Roxana Rd

Frankford, Delaware 19945

Attorney for Personal Representative:

Kera E. Hagan, Esq, Attorney Florida Bar Number: 87645

1840 Forest Hill Blvd., Ste 205

Telephone: (561) 688-0098 or (727) 203-8018

transcribe123@gmail.com

Fax: (727) 494-7393

Secondary E-Mail:

July 18, 25, 2025

West Palm Beach, Florida 33406

E-Mail: KEH@haganlegal.com

25-02602L

/s/ Kera E. Hagan

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 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 Personal Representative: Michael Andrew Donaldson II

SECOND 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

SECOND 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

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

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Denise M. Goodwin

DATE OF DEATH IS BARRED.

notice is July 18, 2025.

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

All other creditors of the decedent

must be filed with the clerk.

NOTICE

BARRED.

IN

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000484 NOTICE IS HEREBY GIVEN that



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

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

--- TAX DEEDS ----

SECOND 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

SECOND 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.

SECOND 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 & Comptroller.

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

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

SECOND 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

SECOND 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

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

SECOND 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

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

SECOND 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

SECOND 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

AND CAROL M. THERIAULT

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

25-02532L

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 & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025 25-02542L

SECOND 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 Names in which assessed:

KATHARINE J ROWLANDS

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

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

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

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

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

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

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

Names in which assessed: CAROL M THERIAULT TR, JOSEPH P & CAROL M THE-RIAULT TRUST, JOSEPH P.

REV TRUST DTD FEB 18, 2003

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

SECOND INSERTION

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-

25-02549L

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

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 #: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 ----

SECOND 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

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

Tax Deed #:2025000469 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: CARMEN M MARTINEZ, CAR-

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

SECOND 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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

SECOND 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

SECOND 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

SECOND 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

SECOND 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

Section 197.512 F.S. Tax Deed #:2025000534 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: 23-06850 Year of Issuance 2023 Description 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 23-43-25-00-00011.0070 Names in which assessed:

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-

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

SECOND 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

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

SECOND 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

SECOND INSERTION

NOTICE OF APPLICATION

SECOND 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 Description 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

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

SECOND INSERTION SECOND INSERTION NOTICE OF APPLICATION NOTICE OF APPLICATION FOR TAX DEED

NOTICE OF APPLICATION FOR TAX DEED

SECOND INSERTION

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000573

FOR TAX DEED Section 197.512 F.S.

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 & Comptroller.

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), year(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 & Comptroller. 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 & Comptroller.

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

Section 197.512 F.S.

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), year(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 Description 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

25-02585L

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

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: 23-13699 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 25-02587L

ler.

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 Descrip-tion 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 & Comptrol-

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

25-02583L

--- TAX DEEDS ----

SECOND 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

SECOND 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

SECOND 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 & Comptroller.

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

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

SECOND 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.

follows:

SECOND INSERTION

SECOND 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

SECOND 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 25-02592L

SECOND 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), year(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

SECOND 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 assessed are as follows:

Certificate Number: 23-08259 Year of Issuance 2023 Description of Property UNIT S-202 OF VALENCIA AT MIROMAR LAKES BEACH AND GOLF CLUB, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3577, PAGES 3239 THROUGH 3409, INCLUSIVE, OF THE 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

TRUNORTH HOLDINGS, INC.

certificate(s) shall be redeemed according 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 NOTICE IS HEREBY GIVEN that FIG

SECOND INSERTION

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: 23-06657 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

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-

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

Names in which assessed: TRUNORTH HOLDINGS INC,

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

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

NOTICE OF APPLICATION FOR TAX DEED 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

SECOND 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 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-III ARLY 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

SECOND 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.real-

taxdeed.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

--- ACTIONS / SALES / ESTATE ---

SECOND 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 Eduviges Perez, Petitioner and

Wendy Y. Calix Perez Respondent. Father Unknown TO: Father unknown Unknown

YOU ARE NOTIFIED that an action regarding the 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 Eduviges Perez. whose address is 18332 Oriole Rd Fort Myers, 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 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's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915) Future papers in this lawsuit will be mailed or e-mailed to the addresses on 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}

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

25-02626L

SECOND 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 representative'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

SECOND 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 pursu-

ant 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 highest 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:

Plaintiff, vs.

UNKNOWN TENANT NO. 1:

UNKNOWN TENANT NO. 2;

CLAIMING INTERESTS BY.

ACTION, OR HAVING OR

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-

Defendant(s).

ELECTRONIC

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

SECOND 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 WOLFF: JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING

Defendant(s). NOTICE IS HEREBY GIVEN THAT. pursuant to the Order Granting Motion 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 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

SECOND 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, FLORIDA A NAMED DEFENDANT TO THIS GENERAL JURISDICTION ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE DIVISION CASE NO. 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. ASSET MORTGAGE com, 9:00 a.m., on August 14, 2025, the following described property as set INVESTMENTS II, INC., BEAR 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, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, SERIES 2007-AR2, DAWN E GORDON; TRISHA LEHIGH ACRES, ACCORD-GORDON; MORTGAGE ING TO THE PLAT THEREOF, ELECTRONIC REGISTRATION RECORDED IN PLAT BOOK SYSTEMS, INC. AS NOMINEE FOR 15, PAGE 91, RECORDED IN MARKET STREET MORTGAGE THE PUBLIC RECORDS LEE COUNTY, FLORIDA. CORPORATION MIN NO. 1000169-1000439947-3

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN and ALL UNKNOWN PARTIES THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS THROUGH, UNDER OR AGAINST MUST FILE A CLAIM BEFORE THE A NAMED DEFENDANT TO THIS CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE CLAIMING TO HAVE ANY RIGHT, THE TIME OF THE SALE. NOTICE TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED. OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-NOTICE IS HEREBY GIVEN pursuant ED HEREIN. to an Order or Summary Final Judg-ment of foreclosure dated November 8,

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

NOTICE OF ACTION

SECOND INSERTION

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 Railroad 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

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, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

SECOND 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

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

DIVISION

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

CARL W. WESTCOTT, et al., Defendant.

To: CARL W. WESTCOTT, 6683 E

YOU ARE HEREBY NOTIFIED that THE SOUTH 4 FEET OF LOT

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

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

LEE COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it, on 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

Complaint. WITNESS my hand and seal of said Court on the 14 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

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-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

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 an action to foreclose Mortgage covering the following real and personal property described as follows. to-wit:

SECOND INSERTION

REGISTRATION

COUNTY GENERAL JURISDICTION

CASE NO. 25-CA-002180

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 VILLAGE SUBDIVISION, AC-

July 18, 25, 2025

25-11605FI

25-02636L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002375 JOHN H. EUELL. Plaintiff, v. WILLIAM PROFITT and VERNA MAE PROFITT. 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

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-

CORDED IN PLAT BOOK 18, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your writ-ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, 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

SECOND INSERTION

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

--- ACTIONS / TAX DEEDS ---

THIRD 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

THIRD 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 Mvers, 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

THIRD INSERTION

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

FOURTH 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 SUBDIVISION CERTAIN 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 hidder 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 25-02394L

FOURTH 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 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 25-02377L

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. 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

FOURTH INSERTION

NOTICE OF APPLICATION 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

FOURTH 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 tax deed to be issued thereon. The certificate number(s), 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-

25-02385L

July 4, 11, 18, 25, 2025

ler.

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

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

FOURTH 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

Tax Deed #:2025000396

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: 23-19991

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 & Comptroller.

July 4, 11, 18, 25, 2025 25-02406L

SECOND 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.,

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

Tax Deed #:2025000403 NOTICE IS HEREBY GIVEN that Dav 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 & Comptroller.

July 4, 11, 18, 25, 2025 25-02405I

FOURTH 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 deed to be issued thereon. The certificate number(s), 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 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 25-02400L

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

Tax Deed #:2025000417 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,

FOURTH INSERTION 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 De-scription 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 & Comptroller.

July 4, 11, 18, 25, 2025

25-02408I

FOURTH 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 & Comptrol ler.

July 4, 11, 18, 25, 2025 25-02379L

FOURTH 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 Description 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 & Comptroller.

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

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 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 25-02477L

Year of Issuance 2023 Description of Property UNIT B310Å, 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 of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-02397L

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

July 4, 11, 18, 25, 2025 25-02396L

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-Parcel ID: 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

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 Description 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 according 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

July 4, 11, 18, 25, 2025

25-02380L



25-02399L

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-00110

Year of Issuance 2023 De-

scription 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-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/26/2025 at 10:00

am, by Kevin C. Karnes, Lee County

FOURTH 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 Description 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-

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 accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/26/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-02383L

23-C2-05114.0110

July 4, 11, 18, 25, 2025

Names in which assessed:

25-02378L

Clerk of the Circuit Court & Comptrol-

July 4, 11, 18, 25, 2025

Names in which assessed: V 2 V BUILDERS INC

05423.0090

it was assessed are as follows:

Tax Deed #:2025000361

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-02168

Year of Issuance 2023 Descrip-

tion 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

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 accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/26/2025 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.

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 Descrip-

tion 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

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 08/26/2025 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.

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 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: 23-20339

25-02384L

July 4, 11, 18, 25, 2025

Tax Deed #:2025000461

ler.

follows

Names in which assessed:

NICHOLAS DI RENZO

25-02388L

July 4, 11, 18, 25, 2025

Tax Deed #:2025000386

ler.

05-44-23-C2-04051.0350

Names in which assessed:

it was assessed are as follows:

Tax Deed #:2025000376

LEE COUNTY

--- TAX DEEDS ----

FOURTH 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 & Comptroller.

July 4, 11, 18, 25, 2025 25-02387L

FOURTH INSERTION

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

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Day Star One LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-19411

Year of Issuance 2023 De-

it was assessed are as follows:

Tax Deed #:2025000399

FOURTH 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), vear(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-

FOURTH 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

FOURTH 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 Description 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

FOURTH 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-

FOURTH 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

FOURTH 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 & Comptroller.

July 4, 11, 18, 25, 2025 25-02386L

FOURTH 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

Section 197.512 F.S. Tax Deed #:2025000379

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

Certificate Number: 23-02518 Year of Issuance 2023 Descrip-

FOURTH 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

FOURTH 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

> FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Year of Issuance 2023 Descrip-	scription of Property LOT 20,	scription of Property LOT 8,	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.

A special reprinting of a classic essay on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

RIGHTSBy Ayn Rand

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights.

NAN'S

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience - on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth." This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome - the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man's nature.

Source of our rights

The Declaration of Independence stated that men "are endowed by their Creator with certain unalienable rights." Whether one believes that man is the product of a Creator or of nature, the issue of man's origin does not

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

alter the fact that he is an entity of a specific kind -a rational being - that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

"The source of man's rights is not divine law or congressional law, but the law of identity. A is A - and Manis Man. Rights are conditions of existence required by man's nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence.

Thus the government's function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America's political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America's inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country's wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated "rights" that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these "printing-press rights" negate authentic rights.

Meaning of 'rights'

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new "rights" and of slave labor camps.

The "gimmick" was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration "will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of "rights" when you read the list which that platform offers:

"1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.

"2. The right to earn enough to provide adequate food and clothing and recreation.

"3. The right of every farmer to raise and sell his prod-

is his purpose, he has a right to live as a rational being: Nature forbids him the irrational." (*Atlas Shrugged*)

To violate man's rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man's rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that "to secure these rights, governments are instituted among men." This provided the only valid justification ucts at a return which will give him and his family a decent living.

"4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.

"5. The right of every family to a decent home.

"6. The right to adequate medical care and the opportunity to achieve and enjoy good health.

"7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.

"8. The right to a good education."

A single question added to each of the above eight clauses would make the issue





The Declaration of Independence laid down the principle that 'to secure these rights, governments are instituted among men.' This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence. Thus the government's function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged "right" of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as "the right to enslave."

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one's own effort.

Observe, in this context, the intellectual precision of

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hill, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as "a right to a job" — there is only the right of free trade, that is: a man's right to take a job if another man chooses to hire him. There is no "right to a home," only the right of free trade: the right to build a home or to buy it.

There are no "rights to a 'fair' wage or a 'fair' price" if no one chooses to pay it, to hire a man or to buy his product. There are no "rights of consumers" to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no "rights" of special groups, there are no "rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn." There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not Property rights and the right of free trade are man's only "economic rights" (they are, in fact, political rights) — and there can be no such thing as "an economic bill of rights." But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man's freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another's rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind's governments.

Potentially, a government is the most dangerous threat to man's rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man's deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action ... Such is the meaning of the right to life, liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual's refusal to finance an opponent is a violation of the opponent's right of free speech and an act of "censorship." It is "censorship," they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy. It is "censorship," they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them. It is "censorship," they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing - such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: "There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas." It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

"Censorship" is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one's own antagonists.

But according to such doctrines as the "economic bill of rights," an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a "right" to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the "right" to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the "distribution" of "economic rights" and select the recipients, when the owners' right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of "economic rights" includes the "right" of every would-be playwright, every beatnik poet, every noise-composer and every nonobjective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about "economic rights," the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one's views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of "the right of free speech" is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: "Congress shall make no law . . . abridging the freedom of speech, or of the press ..." It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today's most crucial issues: political rights versus "economic rights." It's either-or. One destroys the other. But there are, in fact, no "economic rights," no "collective rights," no "public-interest rights." The term "individual rights" is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man's rights.

