

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.		
Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 08/19/2025 at 10:00am		
Occupant Name	Unit	Description of Property
Pamela Lawson	01023	Household Items
Tania Ramirez, Tania Ramirez Ramirez	03011	Household Items
Lillian R Armstrong		
Michalek	03047	Household Items
Cory Rollins Davis	03074	Household Items
Donna Carroll	03079	Household Items
Yendry De Leon	04015	Household Items
Michael Taylor	04031	Household Items
Jeffery Whitaker	05030	Household Items
Audrey Williams	05088	Household Items
August 1, 8, 2025		25-02799L

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.		
Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 17701 Summerlin Road Fort Myers, FL 33908 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 08/19/2025 at 10AM		
Occupant Name	Unit	Description of Property
Johnathan P. Williams	2040	Household Goods
Haley Morad	2058	Household Goods
Naheem Carrington	2112	Household Goods
Sara Kissgen-Busby, Sara Busby	4048	Household Goods
August 1, 8, 2025		25-02800L

FIRST INSERTION		
Notice of Public Auction for monies due on storage units.		
The auction will be held on August 18, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.		
COUNTY		
Lee		
FACILITY		
4340 Kernel Cir		
Fort Myers, FL 33916		
NAME	UNIT	BALANCE
Yvonne Vinton	6070	251.54
Dino Dumornisse	7050	407.9
Amadeo Formaran	7176	223.4
Joseph Petrovcik	7029	241.3
Alain Smith	6032	233.64
Leandre Calhoun	6142	337.31
Renee Brown	7126	500.14
COUNTY		
Lee		
FACILITY		
4457 Kernel Cir		
Fort Myers, FL 33916		
NAME	UNIT	BALANCE
william saura	4024	604.7
Sergei Korzhuk	4043	653.9
Mika Nelson	2078	350.52
Melissa Chastain	1140	341.8
KIARA BOOTHE	2002	598.7
Quidaesha Thomas	1127	446.28
Bonesha Fletcher	2081	407.8
Zonta Crawford	1081	436.04
Migdalia Rodriguez	1141	442.04
joshua gray	5068	243.9
QUINTEN L BROWN	1031	470.8
CRESENCIO TORRES	5012	810.95
Sergei Korzhuk	113	479.64
JOYCE MCGRIFF	1035	567.3
Jacquelin Royal	121	239.82
COUNTY		
Lee		
FACILITY		
16901 N. Cleveland Ave		
N. Fort Myers, FL 33903		
NAME	UNIT	BALANCE
TAMARA DURAN	2183	656.8
TAMARA DURAN	2050	638.45
Dayna Thompson	1198	407.9
ANGELINA		
HOLBROOK	1316	213.14
Rolando Verde	1031	624.54
August 1, 8, 2025		25-02804L

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 8/21/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.		
1602	Dave Allen	Artwork, Furniture, Computers
1524	Devin Curtis	Appliances, Tools, Boxes, Totes
1404	Joyce Cunningham	Boxes, Totes, Furniture
1619	Aaron Shelton	Clothing, Boxes, Furniture
1283	Harold Pritchard	Art, Boxes, Filing Cabinets
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388		
August 1, 8, 2025		25-02801L

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 the 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. 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 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 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 48 hours 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		
August 1, 2025		25-02805L

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 rescheduled.		
The purposes of the public hearings are to receive public comment and objections on the Fiscal Year 2025-2026 Proposed Final Budget, to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes. 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 Final Budget, and/or the agenda for the meeting/hearings may be obtained from the offices of the District Manager by contacting Inframark, at kelly.dattler@inframark.com. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.corkscrewfarmscdd.org at least two (2) days before the public hearing date.		
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. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the public hearings 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 48 hours 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.		
Justin Faircloth District Manager		
August 1, 2025		25-02806L

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
at The Lock Up Self Storage 9901 Estero Oaks Drive Estero FL 33967		
Will sell the contents of the following units to satisfy a lien to the highest bidder on August 27th, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.		
Unit 2033- Catherine Weaver, Items: boxes, furniture, clothing, decorations		
Unit 3035- Patricia Giorgi, Items: toys, mattress topper, wooden statues, totes, boxes		
August 1, 8, 2025		25-02829L

FIRST INSERTION		
PUBLIC SALE		
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 August 21st, 2025 at 9:45am		
Truman Butz Furniture/Boxes		
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.		
August 1, 8, 2025		25-02830L

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 the 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. 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 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 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 48 hours 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		
August 1, 2025		25-02815L

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT		
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.		
The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a public hearing and regular meeting as follows:		
DATE: August 20, 2025		
TIME: 9:00 a.m.		
LOCATION: The Sports Club at Mediterra (Bella Vita I Room)		
15735 Corso Mediterra Circle		
Naples, Florida 34110		

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, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at https://mediterracdd.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 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 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.	
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District Manager	
August 1, 8, 2025	25-02828L

FIRST INSERTION		
NOTICE OF SALE		
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 14th day of August 2025, at 11:00 A.M., on lockerfox.com. Said property has been stored and is located at: iStorage Fiddlesticks, 13701 Indian Paint Ln. Fort Myers, FL., 33912, Lee County, The following: Name: Courtney Parker Unit # 2004 Contents: Asst'd Household Items, appliance		
Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party.		
August 1, 8, 2025		25-02803L

FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Notice is hereby given that Vistu, LLC, desiring to engage in business under the fictitious name of QUALITY SUITES located at 13651 Indian Paint Lane Fort Myers, FL 33912 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.		
August 1, 2025		25-02822L



--- PUBLIC SALES ---

FIRST INSERTION

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) of the River Ridge Community Development District (“District”) will hold the following two (2) public hearings and a regular meeting:

DATE:	August 26, 2025
TIME:	1:00 PM
LOCATION:	River Club Conference Center Sound Room 4784 Pelican Sound Boulevard Estero, Florida 33928

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted 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 shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Residential Unit	1,299	1.00	\$1,208.92
The Meadows	262	1.00	\$177.21
Commercial along US41	164.3534	1.00	\$177.21

⁽¹⁾ Annual O&M Assessment includes County collection costs and early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

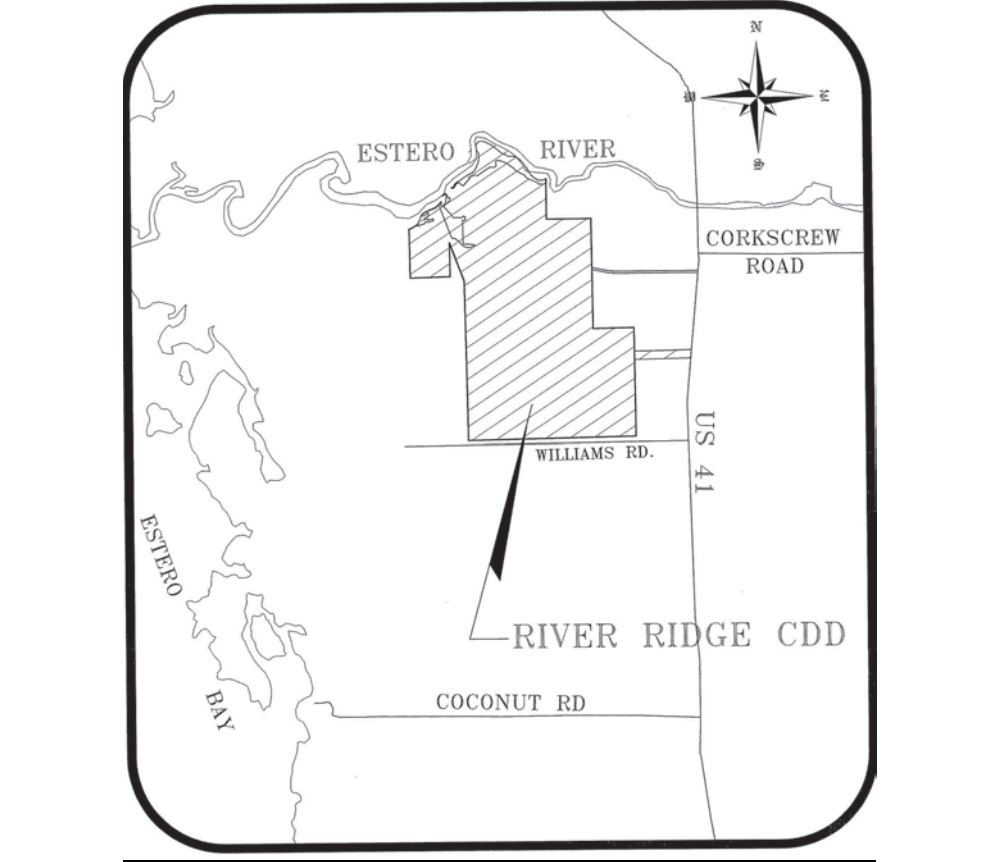
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager's Office**”), during normal business hours or on the District's website, <http://www.riverridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



August 1, 2025 25-02864L

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 Tanked In Zen located at 17102 Ashford Ter in the City of Fort Myers, Lee County, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of July, 2025.

Caren Sochacki

August 1, 2025 25-02831L

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 HANG TEN PEDAL TIKI located at 1337 Bradford Road 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 28th day of July, 2025.

FMB PEDAL TOURS, LLC

August 1, 2025 25-02832L

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 Cozy Homes located at 2452 Blackburn Cir. in the City of Cape Coral, Lee County, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2025.

Alexander Weirather

August 1, 2025 25-02835L

FIRST INSERTION

STONEWATER 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Stonewater Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on **August 28, 2025 at 4:00 p.m., at the offices of D.R. Horton, Inc., 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

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:

Lot Type	Total # of Units / Acres	Equivalent Assessment Unit Factor	Current Annual O&M Assessment (1) (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (1) (October 1, 2025 – September 30, 2026)
SF	327	1	\$257.46	\$619.07

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

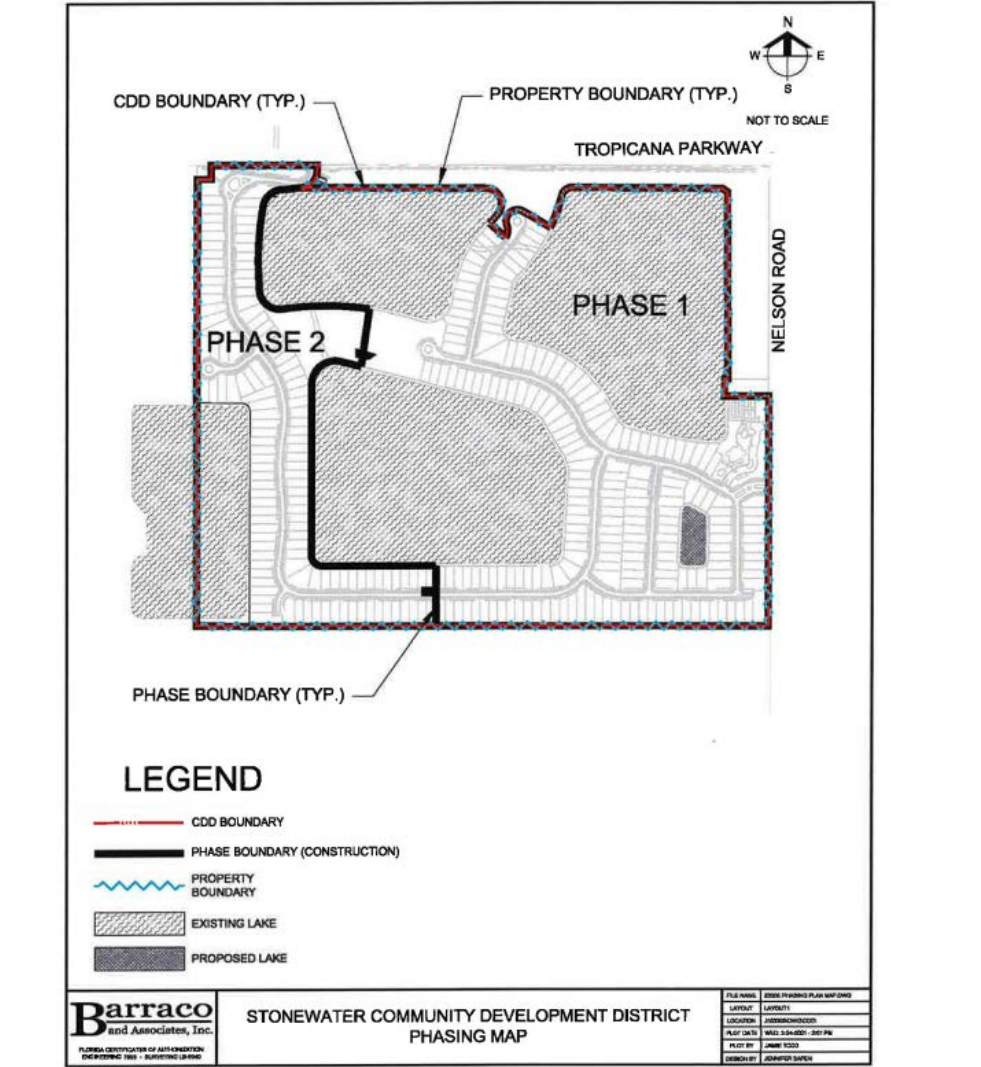
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance 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) is met. **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



August 1, 2025 25-02874L

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 Temporary Wall Systems Southwest Florida located at 6453 NW 43rd Terrace in the City of BOCA RATON, Lee County, FL 33496 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of July, 2025.

DB Wall Ventures, LLC

Dillon Baer

August 1, 2025 25-02836L

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 A DIGITAL CLEAN located at 4100 UMBRIA LN APT 1114 in the City of FORT MYERS, Lee County, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2025.

VW GENERAL PAVERS LLC

MILCA ANGELICA SILVA

CARVALHO

August 1, 2025 25-02854L

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 SCOOP Team 6 Pet Waste Removal located at 12601 Equestrian Cir Apt 1103 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 28th day of July, 2025.

Dream Chasers US LLC

Matthew Reyes

August 1, 2025 25-02853L

--- PUBLIC SALES ---

FIRST INSERTION
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 JOINT BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE ENTERPRISE FUND SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF JOINT REGULAR BOARD OF SUPERVISORS' MEETING
Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Boards”) for the Bay Creek Community Development District (“Districts”) will hold the following two (2) public hearings and a joint regular meeting:

DATE:	August 25, 2025
TIME:	2:00 PM
LOCATION:	Pelican Landing Community Association 24501 Walden Center Drive Bonita Springs, Florida 34134

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance enterprise fund special assessments (“**O&M EF Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M EF 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 EF Assessments on benefited property within the District for the purpose of funding the District's irrigation maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M EF Assessments, and the properties to be improved and benefitted from the O&M EF Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M EF Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M EF Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M EF Assessments (including collection costs / early payment discounts)
Residential Unit	771	\$175.16
Commercial	10.73	\$175.16
PN Golf Club	37.45	\$175.16

The proposed O&M EF Assessments as stated include collection costs and/or early payment discounts, which Lee County (“County”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M EF Assessments do not include any other assessments previously levied by the District and due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the Districts from later electing to collect those or other assessments in a different manner at a future time.

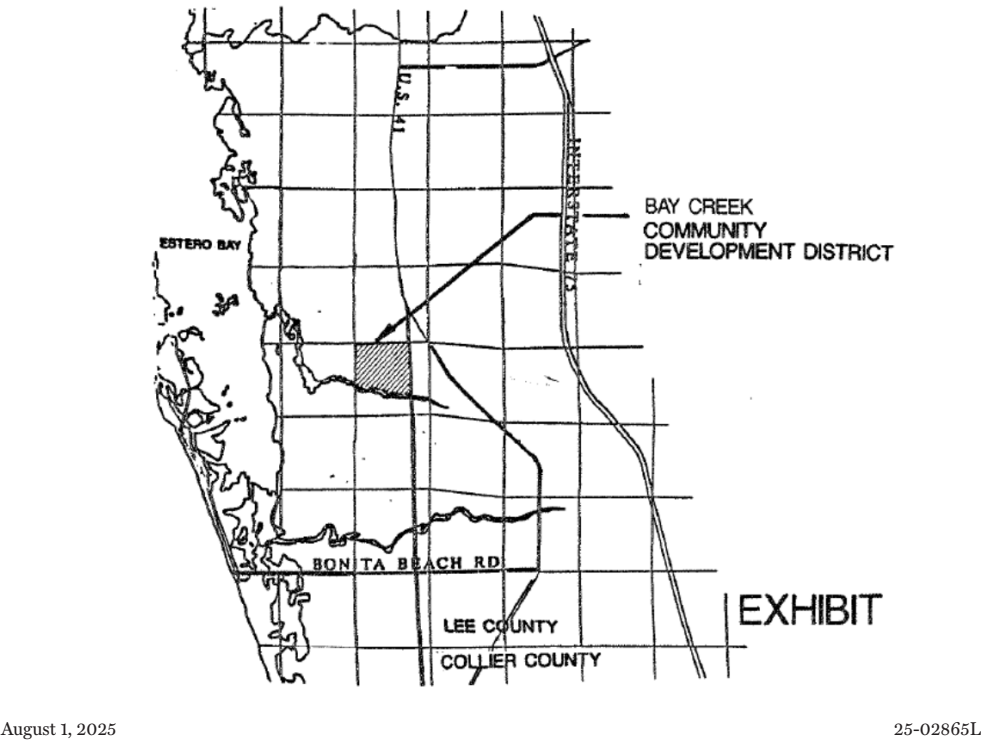
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or on the District's website, <http://pelicanlandingcds.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Boards 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.

District Manager



August 1, 2025 25-02865L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP- 2278 IN RE: ESTATE OF CHRIS CLEMENTS, Deceased.	THE TIME OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Flori- da 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH
The administration of the estate of Chris Clements, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort My- ers, FL 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 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 THREE (3) MONTHS AFTER	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 August 1, 2025. Jessica DeCristofaro, Personal Representative 600 W. Las Olas Blvd., Apt. 1501S Fort Lauderdale, FL 33312 Attorney for Personal Representative: /s/ Matthew A. Linde Matthew A. Linde, Esq. Florida Bar No: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.com courtfilings@lindegould.com Attorney for Personal Representative August 1, 8, 2025 25-02826L

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Waterford Landing Community Development District (the “**District**”) will hold a public hearing and a meeting on August 28, 2025, at 11:00 a.m. at the Lindsford Amenity Center located at 4101 Dutchess Park Road, Fort Myers, Florida 33916.

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.waterfordlandingcdd.net, or may be obtained by contacting the District Manager’s office via email at romd@whhassociates.com or via phone at (877) 276-0889.

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.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed O&M Assessment* (October 1, 2025 – September 30, 2026)	Current O&M Assessment* (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
Residential Unit	953	1	\$543.28	\$491.83	\$51.45

*Annual O&M Assessment includes County collection costs and early payment discounts

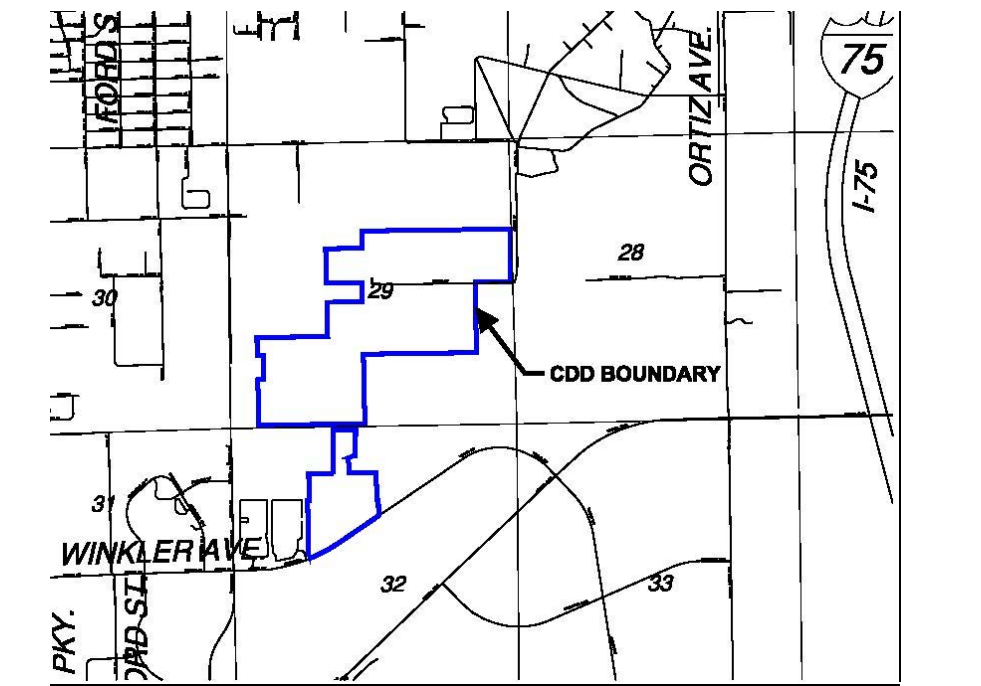
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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 hear- ing 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 be- cause 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 hear- ing 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.



August 1, 2025 25-02866L

FIRST INSERTION		
NOTICE OF PUBLIC SALE at The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971 Will sell the contents of the following units to satisfy a lien to the highest bidder on August 27, 2025 by 10:00 am at WWW.STORAGETREASURES. COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 1037-Julian Selover-Wash- er/dryer, lawn mower, couch, bed frame, dining room table, mattress Unit 3106-Ahmed Alvarez-Cab- inets Unit 2022-Ella Barber-Luggage, totes, clothing, electric guitar, end tables, hutch, record player Unit 3204-Demetria Crocket- Mattress, boxspring, toys, shoes, clothing, tv	Unit 3043-Lezeta Clarke-Suit- case, clothing, hampers, audio equipment Unit 3152-Duane Faulkner-Suit- case, table, storage containers, moving blankets Unit 3101-Christopher Gonza- les-Grill, children's couch, ex- ercise equipment and weights, chairs, end tables Unit 2163-Donald Lango-Lug- gage, air fryer, box fan, assorted boxes Unit 2073-Harry Loarte-Air compressor, large printers, bed frame, lighting fixtures, assorted household goods Unit 2102-Kelley Nix-Christmas décor, end table, shelving, house- hold goods, kitchen wares Unit 1107-David Williams- Stackable washer/dryer, refrig- erator, lamp, hutch, assorted household goods	25-02802L
August 1, 8, 2025		

FIRST INSERTION		
NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION CASE NO. 2025-CC-003946 PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. DELTA CONSULTING GROUP INC (SE), a Florida corporation, RONALD RICCARDI, et al, Defendants. TO: RONALD RICCARDI 2308 NW 35th Ave PO Box 2469 Ft. Myers, FL 33902 YOU ARE HEREBY NOTIFIED that an action for breach of contract/ debt owing has been filed against you and you are required to serve a copy of your written defenses, if any, to it within 30 days, to Shannon L. Hunter, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for two (2) consecutive weeks in the Lee County Business Observer newspaper. WITNESS my hand and seal at Lee County, Florida this day of 07/24/2025. KEVIN C. KARNES, CLERK Lee County Clerk of the Court PO Box 2469 Ft. Myers, FL 33902 (SEAL) By: N Wright Angad Deputy Clerk	Shannon L. Hunter, Esq., 3203 W. Cypress St., Tampa, FL 33607 August 1, 8, 2025 25-02812L	
FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Blake Rodgers will engage in business under the fictitious name FLORIDA STRONG CONTRACTING, with a physical address 464 Long Ave S Le- high Acres, FL 33974, with a mailing address 464 Long Ave S Lehigh Acres, FL 33974, and already registered the name mentioned above with the Flor- ida Department of State, Division of Corporations. August 1, 2025 25-02823L		

--- PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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 (“**Board**”) for the Babcock Ranch Community Independent Special District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 28, 2025
TIME: 4:00 PM
LOCATION: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, 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 (“**FY 2026**”). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted 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 shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Acres	Units /	ERU Factor	Proposed O&M Assessment*
Residential (Dwelling Units)				
Current Development Area - Platted/Developed	7,971		1.0000	\$648.88
Current Development Area - Platted/Developed no Bonds	1,266		0.9647	\$625.96
Current Development Area - Unplatted/Undeveloped	1,863		0.1023	\$66.38
Future Development Area	1,766		0.0620	\$40.12
Non-Residential (Sq. Ft.)				
Commercial				
Current Development Area - Developed	304.848		0.2969	\$192.64
Future Development Area	2,123.056		0.0232	\$15.09
Industrial				
Current Development Area - Developed	101.313		0.0792	\$51.37
Future Development Area	532.687		0.0062	\$4.02
Hotel	360		0.0310	\$19.15
Other (Acres)				
Electric Utility	888		0.0062	\$4.02
Plant Nursery	10		0.0620	\$40.21
Undeveloped Land (Acres)	12,395.3041		0.0380	\$24.69

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT

THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by Charlotte County and/or Lee County (collectively and/or individually, “**County**”) Tax Collector on the applicable tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

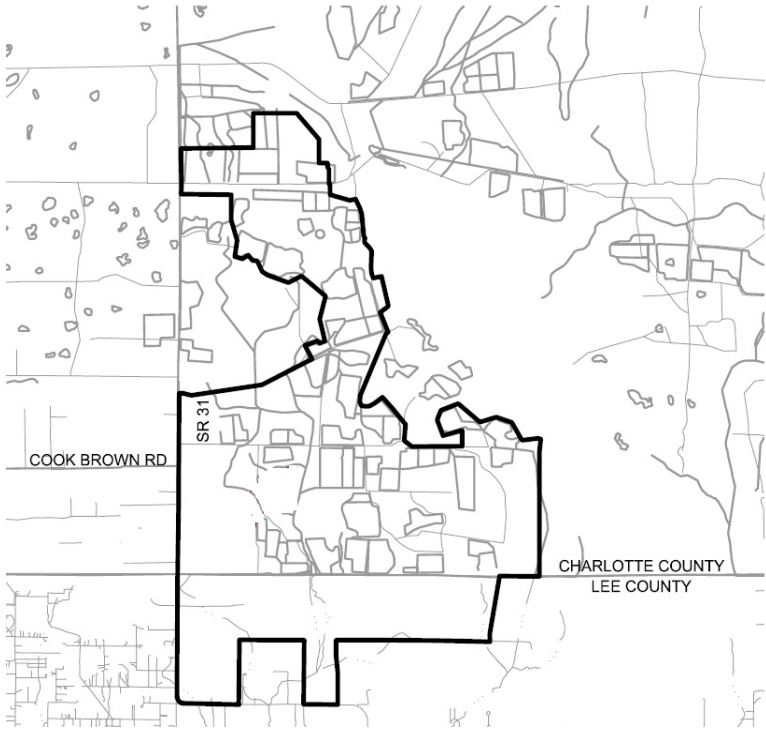
For FY 2026, the District intends to have the applicable County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager



August 1, 8, 2025

25-02867L

FIRST INSERTION

BAYSIDE IMPROVEMENT 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 (“**Boards**”) for the Bayside Improvement Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 25, 2025
TIME: 2:00 PM
LOCATION: Pelican Landing Community Center
24501 Walden Center Drive
Bonita Springs, Florida 34134.

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 each. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager's Office**”), during normal business hours, on the Districts' website, <http://pelicanlandingedds.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
August 1, 8, 2025

25-02862L

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors (“Board”) of the Stoneybrook Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 26, 2025
TIME: 6:00 PM
LOCATION: Stoneybrook Community Center
11800 Stoneybrook Golf Drive
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 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, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or on the District's website at <http://www.stoneybrookesterocdd.com/>.

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.

District Manager
August 1, 8, 2025

25-02863L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2269
Division: Probate
IN RE: ESTATE OF
ROGER D. SCOTT JR.,
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 Roger D. Scott Jr., deceased, File Number 25CP-2269, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was January 23, 2025; that the total value of the Estate is \$15,000; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Susan Mullen
16260 Saddlewood Lane, Cape Coral, FL 33991
Lara Nurre
14 Dover Pl., Manhattan Beach, CA 90266
Shane Scott
174 Yarmouth Rd., Toronto, Ontario, M6G1X4, Canada

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

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

The date of first publication of this Notice is August 1, 2025.

Person Giving Notice:
Susan Mullen

16260 Saddlewood Lane
Cape Coral, FL 33991
Attorney for Person Giving Notice:
Kevin A. Kyle
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4929-9133-1662, v. 1

August 1, 8, 2025

25-02794L

SAVE TIME



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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

724 9292671

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF MEETING OF THE DISTRICT

The Babcock Ranch Community Independent Special District (“District”) Governing Board (“Board”) will hold public hearings and a regular meeting on **August 28, 2025, at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments (“Residential Solid Waste Assessments”) to provide residential solid waste services (“Residential Solid Waste Services”) on certain benefited lands within Charlotte County portion of the District, the streets or other areas to be serviced and assessed and a geographic depiction of the property subject to such assessment is shown below, and to provide for the levy, collection and enforcement of the Residential Solid Waste Assessments. The Residential Solid Waste Services to be provided are described in the District’s most current version of the Supplemental Solid Waste Services Special Assessment Methodology Report (“Assessment Report”). The original Operating Budget was previously approved by the Board on January 25, 2018 and is supplemented annually. The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District’s Local Records Office located at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982 or by contacting the “District Manager’s Office” at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements and services for lands within the District. The Residential Solid Waste Services include the provision of single-family residential household trash and recycling services, all as more specifically described in the Assessment Report, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Assessment Report. The Assessment Report identifies the maximum rate schedule for Residential Solid Waste Assessments per each Developed Single-Family Residential Unit (as described in the Assessment Report) that is currently expected to be assessed, projected out to Fiscal Year to end on September 30, 2029. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District’s assessments will be levied against all Developed Single-Family Residential Unit within the Charlotte County portion of the District. Please consult the Assessment Report for more details.

The proposed annual schedule of assessments is as follows:

	FY 2026 Annual Assessment Rate	FY 2027 Annual Assessment Rate	FY 2028 Annual Assessment Rate	FY 2029 Annual Assessment Rate
Per Developed SF Residential Unit	\$340.58	\$357.61	\$375.49	\$394.26

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT OF DEVELOPED SF RESIDENTIAL UNIT FACTORS, AND ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed Residential Solid Waste Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Charlotte County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount shall serve as the “maximum rate” authorized by law for Residential Solid Waste Assessments, such that no public hearing on Residential Solid Waste Assessments shall be held or notice provided in future years unless the Residential Solid Waste Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the Residential Solid Waste Assessments do not include operation and maintenance assessments or debt service assessments previously or to be levied by the District, as applicable.

The District intends to have the County Tax Collector collect the Residential Solid Waste Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District’s decision to collect Residential Solid Waste Assessments on the County tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

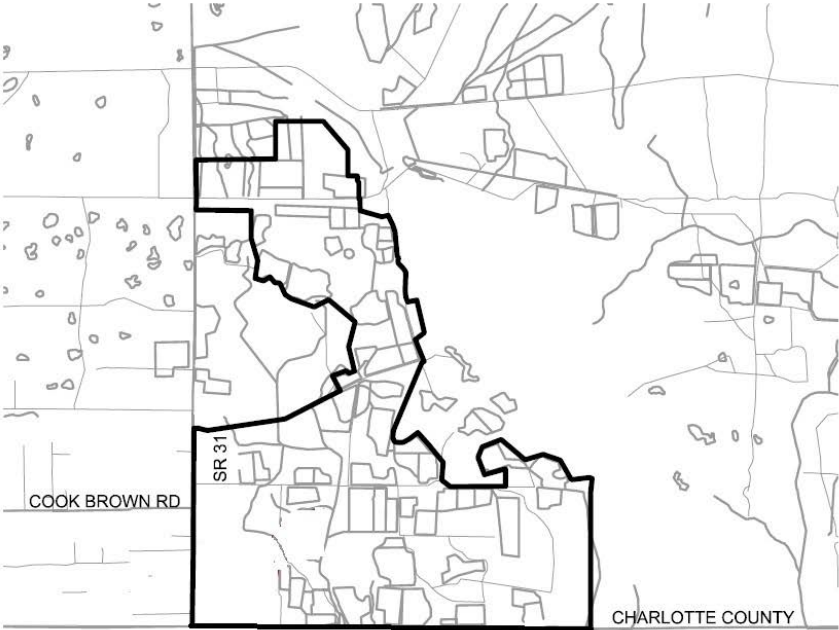
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Assessment Report, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the District Manager’s Office during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2025-48
A RESOLUTION OF THE GOVERNING BOARD OF THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE SERVICES WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE SERVICES TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Babcock Ranch Community Independent Special District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, Laws of Florida, as amended, (the “Act”) being situated in Charlotte County and Lee County, Florida; and

WHEREAS, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, provision of solid waste services; and

WHEREAS, the District has entered into an Interlocal Agreement with Charlotte County, (the “Interlocal Agreement”) under which Charlotte County has amended Article II, Section 4-4-10 of its Code of Laws and Ordinances to delete the Charlotte County portion of the District from the Charlotte County Sanitation Unit and the District agreed to provide solid waste and recycling collection and disposal services for the District lands within Charlotte County; and

WHEREAS, pursuant to the Act and the Interlocal Agreement, the District entered into the Solid Waste Disposal System Lease/Option to Purchase Agreement (the “Solid Waste Agreement”) with Ecologic Waste Management, LLC, (“Ecologic”) for the operations collection, management, transportation, disposal, recycling and other processing services related to non-hazardous solid waste (the “Solid Waste Services”); and

WHEREAS, the Solid Waste Agreement provides that the District will impose fees and assessments for the provision of the Solid Waste Services; and

WHEREAS, pursuant to District Resolutions 2018-16, 2018-17, and 2018-22, as supplemented annually, the District previously levied a special assessment on developed single family residential properties (the “Residential Solid Waste Assessments”) for the annual cost of the single-family residential household trash and recycling services (the “Residential Solid Waste Services”); and

WHEREAS, because of the varying amount of solid waste generated by the multifamily residential and non-residential properties, the District has determined to adopt solid waste fees for services to those properties, rather than levying a special assessment; and

WHEREAS, the District will likewise impose any charges for additional services for single family residential properties by fee; and

WHEREAS, the District desires to update the Residential Solid Waste Assessments to provide for further extensions of projections of the Solid Waste Assessments from the Fiscal Year 2018 found in the Solid Waste Services Special Assessment Methodology Report dated February 20, 2018, (the “Original Solid Waste Assessment Report”) to Fiscal Year 2029; and

WHEREAS, the Governing Board (the “Board”) of the District hereby determines to provide the Solid Waste Services for the developed property within the Charlotte County portion of the District; and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, and establish the Solid Waste Services and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the developed single family residential property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Supplemental Solid Waste Services Special Assessment Methodology Report dated June 6, 2025, attached hereto as Exhibit A (the “Supplemental Solid Waste Assessment Report”) and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”) and 14750 SR 31, Punta Gorda, Florida 33982 (the “District Local Records Office”); and

WHEREAS, the District hereby determines that the Residential Solid Waste Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

1. Residential Solid Waste Assessments shall be levied to defray the cost of the Residential Solid Waste Services.
2. The Residential Solid Waste Services are described in Exhibit A, which is on file at the District Records Office and District Local Records Office.
3. The total estimated cost of the Solid Waste Services is as described in the proposed operating budget adopted by the Board on June 26, 2025 as Resolution Number 2025-46 and attached hereto and made a part hereof as Exhibit B (the “Estimated Cost”). Exhibit B is also on file and available for public inspection at the District Records Office and District Local Records Office.
4. The Residential Solid Waste Assessments will defray the cost of the Residential Solid Waste Services in an amount not to exceed \$394.26 annually per single family residential property.
5. The manner in which the Residential Solid Waste Assessments shall be apportioned and paid is set forth in Exhibit A.
6. The Residential Solid Waste Assessments shall be levied, within the District, on developed single family residential properties specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Residential Solid Waste Services and the Estimated Cost of the Services, all of which shall be open to inspection by the public.
8. The Residential Solid Waste Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Residential Solid Waste Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Residential Solid Waste Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit A hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the provision of the Solid Waste Services, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of June, 2025.

ATTEST:

/s/ Andrew Kantarzhi
Assistant Secretary
Exhibit A: Supplemental Solid Waste Services Special Assessment Methodology Report dated June 6, 2025
Exhibit B: Operating Budget
August 1, 8, 2025

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
/s/ William Vander May
Chairman, Governing Board

25-02868L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001840
Division Probate
IN RE: ESTATE OF WALTER S. PECKINPAUGH, JR. AKA WALTER STIGER PECKINPAUGH, JR. Deceased.

The administration of the estate of Walter S. Peckinpaugh, Jr. aka Walter Stiger Peckinpaugh, Jr., deceased, 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 Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 8/1/2025

Personal Representative:
Thomas J. Peckinpaugh
6220 Applegate Dr.
Spring Hill, FL, 34606
Attorney for Personal Representative:
Craig F. Snyder, Attorney
Florida Bar Number: 0841293
CRAIG F SNYDER PA
4495 Military Trail,
Suite 205
Jupiter, Florida 33458
Telephone: (561) 627-8774
Fax: (561) 627-7388
E-Mail: service@estatebiz.net
Secondary E-Mail: csnyder@estatebiz.net
August 1, 8, 2025 25-02795L

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2317
Division: Probate
IN RE: ESTATE OF JOHN G. DAVIS, 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 John G. Davis, deceased, File Number 25 CP-2317 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent’s date of death was April 23, 2025; that the total value of the Estate is exempt; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Michael J. Davis
10309 Brushfield Ln.,

Fishers, IN 46037
Stephanie K. Davisson
1191 Case View Rd.,
Dandridge, TN 37725

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent’s death by the Decedent or the

Decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.

The date of first publication of this Notice is August 1, 2025.

Persons Giving Notice:
Michael J. Davis
10309 Brushfield Lane
Fishers, IN 46037
Stephanie K. Davisson
1191 Case View Rd.
Dandridge, TN 37725

Attorney for Persons Giving Notice:
Kevin A. Kyle
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4922-9790-4208, v. 1
August 1, 8, 2025 25-02825L

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002326</div> <div>Division Probate</div> <div>IN RE: ESTATE OF EDWARD SIDNEY SLOVER JR</div> <div>Deceased.</div> <div><p>The administration of the estate of Edward Sidney Slover Jr, deceased, whose date of death was January 5, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>Personal Representative:</div><div>Helenann E. Slover</div><div>1214 SE 33rd Street</div><div>Cape Coral, Florida 33904</div><div>Attorney for Personal Representative:</div><div>Eviana J. Martin, Attorney</div><div>Florida Bar Number: 36198</div><div>Martin Law Firm, PL</div><div>3701 Del Prado Blvd S.</div><div>Cape Coral, Florida 33904</div><div>Telephone: (239) 443-1094</div><div>Fax: (941) 213-1231</div><div>E-Mail:</div><div>eviana.martin@martinlawfirm.com</div><div>August 1, 8, 2025</div><div>25-02841L</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-2280</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF KENNETH J. LEE, SR.,</div> <div>Deceased.</div> <div><p>The administration of the Estate of Kenneth J. Lee, Sr., deceased, whose date of death was March 28, 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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The 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.</p><p>The date of first publication of this Notice is August 1, 2025.</p><div><div>Personal Representative:</div><div>Cheryl A. Lee,</div><div>Personal Representative</div><div>Attorney for Personal Representative:</div><div>Kevin A. Kyle</div><div>Attorney for Personal Representative</div><div>Florida Bar Number: 980595</div><div>SCHOENFELD KYLE & ASSOCIATES LLP</div><div>1380 Royal Palm Square Boulevard</div><div>Fort Myers, Florida 33919</div><div>Telephone: (239) 936-7200</div><div>Fax: (239) 936-7997</div><div>E-Mail: kevink@trustska.com</div><div>lorettaa@trustska.com</div><div>August 1, 8, 2025</div><div>25-02839L</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002320</div> <div>Division Probate</div> <div>IN RE: ESTATE OF PATRICIA ANN MITCHELL</div> <div>Deceased.</div> <div><p>The administration of the estate of Patricia Ann Mitchell, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>Personal Representative:</div><div>Siobhan Kupferschmid</div><div>42 Ellsworth Lane</div><div>Ellington, Connecticut 06029</div><div>Attorney for Personal Representative:</div><div>Eviana J. Martin, Attorney</div><div>Florida Bar Number: 36198</div><div>Martin Law Firm, PL</div><div>3701 Del Prado Blvd S.</div><div>Cape Coral, Florida 33904</div><div>Telephone: (239) 443-1094</div><div>Fax: (941) 213-1231</div><div>E-Mail:</div><div>eviana.martin@martinlawfirm.com</div><div>August 1, 8, 2025</div><div>25-02842L</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>(Summary Administration)</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001992</div> <div>Division Probate</div> <div>IN RE: ESTATE OF MARCIA E. STOKES</div> <div>Deceased.</div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>You are hereby notified that an Order of Summary Administration has been entered in the estate of MARCIA E. STOKES, deceased, File Number 25-CP-001992, by 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; that the decedent's date of death was March 24, 2025; that the total value of the exempt estate is \$0.00 and the total value of the non-exempt estate is \$20,209.06 and that the names and addresses of those to whom it has been assigned by such order are:</p><table><tr><td>Name</td><td>Address</td></tr><tr><td>Cary P. Stokes</td><td>17913 Waterville Place</td></tr><tr><td></td><td>Bradenton, FL 34202</td></tr><tr><td>Christopher M. Stokes</td><td>71 Rockland Ave.</td></tr><tr><td></td><td>Yonkers, NY 10705</td></tr><tr><td>Kathleen S. Karber</td><td>4621 Sandstone Dr.</td></tr><tr><td></td><td>Williamston, MI 48895</td></tr></table><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is August 1, 2025.</p><div><div>Person Giving Notice:</div><div>Cary P. Stokes</div><div>Christopher M. Stokes</div><div>Kathleen S. Karber</div><div>Attorney for Person Giving Notice</div><div>Tasha Warnock, Esq.</div><div>Florida Bar Number: 116474</div><div>The Warnock Law Group LLC</div><div>6843 Porto Fino Circle</div><div>Fort Myers, Florida 33912</div><div>Telephone: (239) 437-1197</div><div>Fax: (239) 437-1196</div><div>E-Mail:</div><div>service@warnocklawgroup.com</div><div>Secondary E-Mail:</div><div>twarnock@warnocklawgroup.com</div><div>August 1, 8, 2025</div><div>25-02819L</div></div></div>	Name	Address	Cary P. Stokes	17913 Waterville Place		Bradenton, FL 34202	Christopher M. Stokes	71 Rockland Ave.		Yonkers, NY 10705	Kathleen S. Karber	4621 Sandstone Dr.		Williamston, MI 48895	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>(formal administration)</div> <div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-002290</div> <div>IN RE: ESTATE OF BRADLEY BALLHEIMER</div> <div>Deceased.</div> <div><p>The administration of the estate of Bradley Ballheimer, deceased, File Number 25-CP-002290, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 32901. The name and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is August 1, 2025.</p><div><div>Personal Representative:</div><div>Michael Kara</div><div>1331 N Mills Ave.</div><div>Orlando, FL 32803</div><div>Attorney for Personal Representative:</div><div>David Berman, Esq.</div><div>Florida Bar No. 109395</div><div>1331 N Mills Ave.</div><div>Orlando, FL 32803</div><div>Tel: 407-663-5533</div><div>E-mail: david@estateco.com</div><div>August 1, 8, 2025</div><div>25-02813L</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>File No. 25-CP-2208</div> <div>Division Probate</div> <div>IN RE: ESTATE OF JANE DEVER,</div> <div>Deceased.</div> <div><p>The administration of the estate of Jane Dever, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>Personal Representative:</div><div>Kelli J. Dever</div><div>1635 Kensington Court</div><div>Fort Myers, FL 33907</div><div>Attorney for Personal Representative:</div><div>Blake P. Hampton</div><div>E-Mail Addresses:</div><div>nosolicitation@hampton.law</div><div>frontdesk@hampton.law</div><div>Florida Bar No. 99434</div><div>Hampton Law</div><div>8931 Conference Dr Suite 2</div><div>Fort Myers, FL 33919</div><div>Telephone: (239) 309-0090</div><div>August 1, 8, 2025</div><div>25-02834L</div></div></div>
Name	Address																		
Cary P. Stokes	17913 Waterville Place																		
	Bradenton, FL 34202																		
Christopher M. Stokes	71 Rockland Ave.																		
	Yonkers, NY 10705																		
Kathleen S. Karber	4621 Sandstone Dr.																		
	Williamston, MI 48895																		

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-2169</div> <div>Division Probate</div> <div>IN RE: ESTATE OF EDWARD J. SIMKO JR.</div> <div>Deceased.</div> <div><p>The administration of the estate of Edward J. Simko Jr., deceased, whose date of death was February 5, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p></div>	<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <div><div>Personal Representative:</div><div>DocuSigned by: Jason Simko</div><div>Jason Simko</div><div>413 N Cleveland St</div><div>Richmond, Virginia 23221</div><div>Attorney for Personal Representative:</div><div>/s Christopher Smith</div><div>Christopher D. Smith, Esq., Attorney</div><div>Florida Bar Number: 0605433</div><div>1561 Lakefront Dr Unit 204</div><div>SARASOTA, FL 34240</div><div>Telephone: (941) 202-2222</div><div>Fax: (941) 907-3040</div><div>E-Mail: smith@chrissmith.com</div><div>Secondary E-Mail:</div><div>paralegals@chrissmith.com</div><div>August 1, 8, 2025</div><div>25-02850L</div></div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-2132</div> <div>IN RE: ESTATE OF CARL A. KOONTZ II</div> <div>Deceased.</div> <div><p>The administration of the estate of Carl A. Koontz II, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p></div>	<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <div><div>Personal Representative:</div><div>Charles A. Koontz</div><div>3825 Saddle Drive</div><div>Columbus, Indiana 47201</div><div>Attorney for Personal Representative:</div><div>Ryan J. Beadle, Esq.</div><div>Florida Bar Number: 45340</div><div>Lindsay & Allen, PLLC</div><div>5692 Strand Court, Suite 1</div><div>Naples, FL 34110</div><div>Telephone: (239) 593-7900</div><div>Fax: (239) 593-7909</div><div>E-Mail: ryan@naples.law</div><div>Secondary E-Mail:</div><div>camden@naples.law</div><div>Tertiary E-Mail: service@naples.law</div><div>August 1, 8, 2025</div><div>25-02861L</div></div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-1900</div> <div>Division PROBATE</div> <div>IN RE: ESTATE OF DANIEL K. SCHRAMM, A/K/A DANIEL SCHRAMM</div> <div>Deceased.</div> <div><p>The administration of the estate of DANIEL K. SCHRAMM, a/k/a DANIEL SCHRAMM, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Justice Center, Second Floor, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p></div>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <div><div>Personal Representative:</div><div>CONRAD WILLKOMM, ESQ.</div><div>3201 North Tamiami Trail, Second Floor</div><div>Naples, Florida 34103</div><div>Attorney for Personal Representative:</div><div>Conrad Willkomm, Esq.</div><div>Florida Bar Number: 697338</div><div>Law Office of Conrad Willkomm, P.A.</div><div>3201 Tamiami Trail North,</div><div>Second Floor</div><div>Naples, Florida 34103</div><div>Telephone: (239) 262-5303</div><div>Fax: (239) 262-6030</div><div>E-Mail: conrad@swfloridalaw.com</div><div>Secondary E-Mail:</div><div>kara@swfloridalaw.com</div><div>August 1, 8, 2025</div><div>25-02851L</div></div>
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What makes public notices in newspapers superior to other forms of notices?

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

Rarely do consumers specifically search online for public notices.

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

PRINTED ON

FIRST 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 Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described 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: Stephen Jon Shalton, 503 OSPREY LN, Winter Springs, FL 32708 and Susan Jean Shalton, 503 OSPREY LN, Winter Springs, FL 32708; WEEK: 38; UNIT: 5364; TYPE: ; TOTAL: \$5,819.10; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 OBLIGOR: Jennifer Renee Varalli, 6172 ROBIN DRIVE, Mays Landing, NJ 08330 and Raymond Patrick Shannon Jr., 6172 ROBIN DRIVE, Mays Landing, NJ 08330; WEEK: 25; UNIT: 5345; TYPE: ; TOTAL: \$5,821.31; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 OBLIGOR: Eirllys Adrian, 1900 VIRGINIA AVE, #302, Fort Myers, FL 33901; WEEK: 19; UNIT: 5390L; TYPE: ; TOTAL: \$3,772.24; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025 OBLIGOR: Eirllys Adrian, 1900 VIRGINIA AVE, #302, Fort Myers, FL 33901; WEEK: 20; UNIT: 5390L; TYPE: ; TOTAL: \$3,770.85; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025	 OBLIGOR: Jennifer W. Oleff Trustee of the Jennifer W. Oleff Revocable Trust Under Declaration dated March 13, 2003, 1320 W GRACE, Chicago, IL 60613; WEEK: 52; UNIT: 5348L; TYPE: ; TOTAL: \$3,772.24; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025 File Numbers: 25-005360, 25-005363, 25-005365, 25-005366, 25-005367 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgcombe, 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 August 1, 8, 202525-02846L

FIRST 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 Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described 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: Ronald L. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170 and Paula S. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170; WEEK: 31; UNIT: 5165; TYPE: Even Year Biennial; TOTAL: \$1,352.85; PER DIEM: \$0.31; NOTICE DATE: July 28, 2025 OBLIGOR: Patricia J. Cash, 9807 MEADOW FIELD CIRCLE, Tampa, FL 33626; WEEK: 2; UNIT: 5348L; TYPE: Annual; TOTAL: \$3,773.54; PER DIEM: \$1.40; NOTICE DATE: July 28, 2025 OBLIGOR: Christina D. Hardman, 41 NEWMONMOUTH ROAD, Middletown, NJ 07748; WEEK: 44; UNIT: 5288L; TYPE: Even Year Biennial; TOTAL: \$3,425.81; PER DIEM: \$1.13; NOTICE DATE: July 28, 2025 OBLIGOR: Abdelfattah Benzakour, 10627 S W 123RD PLACE, Miami, FL 33186 and Nawal Benzakour, 10627 S W 123RD PLACE, Miami, FL 33186; WEEK: 43; UNIT: 5187; TYPE: Annual; TOTAL: \$4,821.00; PER DIEM: \$1.81; NOTICE DATE: July 28, 2025 OBLIGOR: Verl T. Fenstermacher, 330 BAYTREE DRIVE, Melbourne, FL 32940; WEEK: 35; UNIT: 5385; TYPE: Annual; TOTAL: \$3,757.24; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025 File Numbers: 25-005370, 25-005371, 25-005372, 25-005373, 25-005376 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgcombe, 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 August 1, 8, 202525-02844L	

FIRST 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 Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described 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: Ileana Dominguez, 5628 SOUTHWEST 5 TERRACE, Coral Gables, FL 33134; WEEK: 35; UNIT: 5266; TYPE: Even; TOTAL: \$7,782.74; PER DIEM: \$2.05; NOTICE DATE: July 28, 2025 OBLIGOR: Virginia Krause Stafford, 13290 BRIDGEFORD AVENUE, Bonita Springs, FL 34135; WEEK: 21; UNIT: 5144; TYPE: ; TOTAL: \$5,821.31; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 OBLIGOR: Dianna Mary Dunbar, 9 COBBLESTONE LN, Lake Grove, NY 11755; WEEK: 4; UNIT: 5240L; TYPE: ; TOTAL: \$3,798.54; PER DIEM: \$1.40; NOTICE DATE: July 28, 2025 OBLIGOR: Patrick Lee Wurde-man, 260 PARKWAY DRIVE, Pittsburgh, PA 15228 and Mariruth Leftwich, 260 PARKWAY DRIVE, Pittsburgh, PA 15228; WEEK: 39; UNIT: 5344; TYPE: ; TOTAL: \$3,747.24; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025	 July 28, 2025 OBLIGOR: Patrick Sean Mooney, 375 CRESCENT BLVD, Brooklawn, NJ 08030; WEEK: 51; UNIT: 5247; TYPE: ; TOTAL: \$5,819.10; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 File Numbers: 25-005352, 25-005353, 25-005358, 25-005359, 25-005350 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgcombe, 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 August 1, 8, 202525-02847L

FIRST 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 Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described 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: Alona FW. Edwards, 500 NOE BIXBY RD, Columbus, OH 43213; WEEK: 46; UNIT: 5340L; TYPE: Annual; TOTAL: \$5,819.10; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 OBLIGOR: Martine Roberts, 50 UNION ST, Manchester, MA 01944; WEEK: 44; UNIT: 5384; TYPE: Even Year Biennial; TOTAL: \$3,458.94; PER DIEM: \$1.13; NOTICE DATE: July 28, 2025 OBLIGOR: Christopher S. Hoerle, 2209 PRINCESS JULIA LANE, Lutz, FL 33549 and Melissa Hoerle, 2209 PRINCESS JULIA LANE, Lutz, FL 33549; WEEK: 43; UNIT: 5188L; TYPE: Even; TOTAL: \$3,675.00; PER DIEM: \$1.21; NOTICE DATE: July 28, 2025 OBLIGOR: Jack Korn, 12 UPPER POND CT., Centerport, NY 11721 and Marie Korn, 12 UPPER POND CT., Centerport, NY 11721; WEEK: 48; UNIT: 5170L; TYPE: Even Year Biennial; TOTAL: \$3,675.00; PER DIEM: \$1.21; NOTICE DATE: July 28, 2025	 2025 OBLIGOR: Gino A. Pagano, 1431 ANTHONY RD, Wheeling, IL 60090 and Jennifer L. Lundsten, 1431 ANTHONY RD, Wheeling, IL 60090; WEEK: 50; UNIT: 5242L; TYPE: ; TOTAL: \$5,821.31; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 File Numbers: 25-005388, 25-005389, 25-005390, 25-005391, 25-005414 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgcombe, 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 August 1, 8, 202525-02843L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-1164 IN RE: ESTATE OF KIRSTEN CARLSTROM DUCK Deceased. The administration of the Estate of KIRSTEN CARLSTROM DUCK, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is August 1, 2025. KENDRA CARLSTROM 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 August 1, 8, 202525-02852L	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 23-CA-12754 SABRINA D. MARION, Plaintiff/Counter-Defendant, v. REECE BUILDERS/WINDOWS, INC., Defendant/Counter-Plaintiff. NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated July 28, 2025 and entered in Case No. 23-CA-12754 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida described as: Long Description: West ½ of Lot 8 and all of Lot 6, Block 10 of Evans Addition, according to the Plat thereof as recorded in Plat Book 1, Page(s) 29, of the Public Records of Lee County, Florida Short Description: EVANS ADD BLK 10 PB 1 PG 29 LOT 6 + W 1/2 LOT 8 FOLIO ID: 10162064 STRAP: 13-44-24-P3-00610.0060 Post Office Address: 2619 ORANGE STREET FORT MYERS, FL 33916 At public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, at 9:00 A.M. on August 28, 2025, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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. 07/29/2025 Kevin C. Karnes, Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk By: /s/ Robert E. Menje Attorney for Reece Builders/Windows, Inc. 7342 NE 11th Street Okeechobee, FL 34974 Tele: 954-665-6885 Email: robert@remlawyer.com Florida Bar # 111663 August 1, 8, 202525-02848L	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-005983 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. GORDON RANDALL LAVERS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed July 24, 2025 entered in Civil Case No. 24-CA-005983 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 am on 11 day of September, 2025 on the following described property as set forth in said Summary Final Judgment: Unit 212 of Timberwood Village II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1820, Page 673, of the Public Records of Lee County, Florida, and all amendments thereto, together 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. Dated this 28 day of July, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T. Mann Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF 110 SE 6TH STREET FORT LAUDERDALE, FL 33301 (855) 281-3909 MRSERVICE@MCCALLA.COM 24-10266FL August 1, 8, 202525-02824L	

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CC-009557 KELLY GREENS SINGLE FAMILY CONDOMINIUM I ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION Plaintiff, VS. COCO HAMMOCK ASSETS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL OTHER OCCUPANTS OF 12730 KELLY PALM DRIVE, FORT MYERS, FL 33908, CATHERINE S. CRANDELL AND JAMES CRANDELL, Defendants. Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Lot 2, Tract 1, of Kelly Greens Single Family Condominium I, according to the Declaration of Condominium thereof, recorded in Official Records Book 1959, Pages 2849 through 2904, inclusive, of the Public Records of Lee County, Florida. Parcel ID #: 01-46-23-03-00001.0020 Property Address: 12730 Kelly Palm Drive, Fort Myers, FL 33908 At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on August 28, 2025, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. Dated: 07/29/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright Angad Deputy Clerk Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907; August 1, 8, 202525-02856L	

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 Adapt Dumpster Rentals Fort Myers located at 5237 Summerlin Commons Blvd Suite 444 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 29th day of July, 2025.
Adapt Dumpster Services LLC
August 1, 202525-02879L

Q&A

Who benefits from legal notices?

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

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

LV0229 025

SAVE TIME



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

--- ACTIONS / SALES ---

FIRST 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 Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described 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: Brian Conlin, 35 TWICWOOD LANE, Queensbury, NY 12804 and Shelley Rudd Conlin, 35 TWICWOOD LANE, Queensbury, NY 12804; WEEK: 15; UNIT: 5350L; TYPE: Annual; TOTAL: \$3,798.54; PER DIEM: \$1.40; NOTICE DATE: July 28, 2025 OBLIGOR: Stephen D. Peters, 2006 CAROLINA CIRCLE N E, St Petersburg, FL 33703; WEEK: 27; UNIT: 5365; TYPE: Even; TOTAL: \$3,426.94; PER DIEM: \$1.13; NOTICE DATE: July 28, 2025 OBLIGOR: Guillermo A. Cardona, 10055 NW 86TH TERRACE, Doral, FL 33178 and Migdalia M. Soto, 10055 NW 86TH TERRACE, Doral, FL 33178; WEEK: 30; UNIT: 5185; TYPE: Annual; TOTAL: \$3,745.85; PER DIEM: \$1.39; NOTICE DATE: July 28, 2025 OBLIGOR: Pedro Juan Yelton Rossello, 609 AVE TITO CASTRO SUITE 102, PMB 116, Ponce, PR 00716-2232 and Camelia Del Castillo Acevedo, 609 AVE TITO CASTRO SUITE	102, PMB 116, Ponce, PR 00716-2232; WEEK: 24; UNIT: 5386; TYPE: Even; TOTAL: \$3,676.21; PER DIEM: \$1.21; NOTICE DATE: July 28, 2025 OBLIGOR: John Spillers, 3313 GULFVIEW DRIVE, Hernando Bch, FL 34607; WEEK: 47; UNIT: 5170L; TYPE: Annual; TOTAL: \$5,831.31; PER DIEM: \$2.21; NOTICE DATE: July 28, 2025 File Numbers: 25-005379, 25-005384, 25-005385, 25-005386, 25-005387 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A- Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 August 1, 8, 2025	25-02845L

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-006005 CLOUT CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff, v. SLATEN CONSTRUCTION, INC., a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company. Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment Against FVM Cape Vista LLC filed on the 21st day of April, 2025, in Civil Action No. 2024-CA-006005, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which SLATEN CONSTRUCTION, INC., a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company, are the Defendants, and Clout Construction, LLC is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County, will sell to the highest bidder for cash on the 21st day of August, 2025 at 9:00 a.m., by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Final Judgment Against FVM Cape Vista LLC in Lee County, Florida: ADDRESS: 35 – 43 NE 10th Place, Cape Coral, Florida 33909	LEGAL DESCRIPTION: A tract or parcel of land situated in block 3587 Cape Coral Unit 46, according to Plat Book 17, Pages 118 through 129, of the Public Records of Lee County, Florida, being more particularly described in the Warranty Deed recorded in the Official Records of Lee County, Florida on February 1, 2022, as Instrument No. 2022000036428, Doc Type D, Pages 3. Folio ID: 10502438 STRAP: 07-44-24-C4-03587.0030 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes Section 45.031. DATED this 07/29/2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) BY: N Wright Angad Deputy Clerk Clayton T. Osteen, Esq. Patrick S. Bickford, Esq. costeen@ausley.com pbickford@ausley.com Ausley & McMullen, P.A. 123 S. Calhoun Street Tallahassee, FL 32301 Attorney for Plaintiff August 1, 8, 2025	25-02859L

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237-V3

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CC-002922 RIVERSIDE AT ALVA OWNERS ASSOCIATION, INC., Plaintiff, v. BRADLEY L. CONWAY, Defendant. TO: BRADLEY L. CONWAY 21170 Captain Nelson Ct, Alva, FL 33920 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE County, Florida: LOT 16 TOGETHER WITH A PART OF LOT 15, RIVERSIDE AT ALVA, RECORDED IN PLAT BOOK 47, PAGES 81 AND 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH SIDE OF SAID LOT 16, N.79 DEGREES 30’43”W. (N.79 DEGREES 35’41 ”W. BY PLAT) 82.93 FEET (83.98 FEET BY PLAT); THENCE CONTINUE ALONG SAID SOUTH SIDE N.62 DEGREES 36’33”W. 77.81 FEET; THENCE N.20 DEGREE 15’44”E. 67.53 FEET; THENCE N.69 DEGREE 44’16”W. 15.97 FEET; THENCE N.16 DEGREES 20’38”E. 246.73 FEET; THENCE ALONG THE NORTH SIDE OF SAID LOTS 15 & 16, S.89 DEGREES 30’16”E.	165.55; THENCE ALONG THE EAST SIDE OF SAID LOT 16, S.00 DEGREES 29’44”W. 150.00 FEET; THENCE ALONG THE SOUTH SIDE OF SAID LOT 16, N.89 DEGREES 45’27”W. 79.34 FEET; THENCE ALONG THE EAST SIDE OF SAID LOT 16, S.03 DEGREES 22’35”W. (S.03 DEGREES 04’51 ”W. BY PLAT), 205.80 FEET (205.81 FEET BY PLAT) TO THE POINT OF BEGINNING. Property address: 21170 Captain Nelson Ct, Alva, FL 33920 Which has the address of: 21170 Captain Nelson Ct, Alva, FL 33920 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff’s attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED on July 23, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk Association Legal Services, LLC, Plaintiff’s attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com August 1, 8, 2025	25-02810L

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CC-9345 STEANBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. ANGELA SCHENK GOLDBERG, et al. Defendant. Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 24th day of July, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No.: 24-CC-9345 wherein STEAMBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and ANGELA SCHENK GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON A. GOLDBERG, DECEASED, ANGELA SCHENK GOLDBERG, AS AN HEIR OF MORTON A. GOLBERG, DECEASED, DARIN GOLDBERG, AS AN HEIR OF MORTON A. GOLDBERG, DECEASED, SCOT D. GOLDBERG, AS AN HEIR OF MORTON A. GOLDBERG, DECEASED, SALLY JO INGALLS, AS AN HEIR OF MORTONGOLDBERG, DECEASED, MINDY SHANE GOLDBERG, AS AN HEIR OF MORTON A. GOLDBERG, DECEASED, SAM BOBBY GOLDBERG, AS AN HEIR OF MORTON A. GOLDBERG, DECEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MORTON A. GOLDBERG, DECEASED, ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY	CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS 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 SEPTEMBER 4, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit: Unit SBE-5-4-401, STEAMBOAT BEND EAST AT THE LANDINGS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1481, Page 2279 through 2352 and amendments thereto, and per plat thereof, of the Public Records of Lee County, Florida, together with all appurtenances there unto appertaining and specified to said Condominium Declaration and all amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto as specified in said Condominium Declaration and including, but not limited to the use of automobile parking space No. SBE 5-4-401 a/k/a 4100 Steamboat Bend E., Apt. 401, Fort Myers, Florida 33919 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed. DATED on this 07/29/2025 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 33902-1507, keithhagman@paveselaw.com glendahaskell@paveselaw.com August 1, 8, 2025	25-02860L

Q&A

How much do legal notices cost?

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

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

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legal@businessobserverfl.com

UV18237-V14

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-007648 NATIONSTAR MORTGAGE LLC Plaintiff vs. CASSIE M. HALL; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF CASSIE M. HALL; VICTORIA ARMS CONDOMINIUM ASSOCIATION INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Lee County, Florida will sell the following property situated in Lee County, Florida described as: UNIT NO. 106 OF VICTORIA ARMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1759, PAGE 3304, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 815 Victoria Dr, #106 Cape Coral, FL 33904 at public sale, to the highest and best bidder for cash, at www.lee.realforeclose.com, at 9:00 a.m. on September 4, 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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated: 07/29/2025 KEVIN C. KARNES, Clerk of the Court (SEAL) By: N Wright Angad Deputy Clerk Law Office of Gary Gassel, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 / (941) 365-0907 (Fax) August 1, 8, 2025		25-02855L

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-002029 PACIFIC LIFE INSURANCE Plaintiff, v. SOLE HOMES BUILDERS CORP.; a Florida Corporation , et al., Defendants. To: SOLE HOMES BUILDERS CORP.; a Florida Corporation 1242 SW PINE ISLAND RD, SUITE 42-231, CAPE CORAL, FL 33991 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOTS 33 AND 34, BLOCK 3873, CAPE CORAL UNIT 53, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA has been filed against you and that you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca , Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and 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 demanded in the Complaint. WITNESS my hand and seal of said Court on the 23 day of July, 2025 Kevin C Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: K. Shoap Deputy Clerk Orlando DeLuca , Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 25-06675 August 1, 8, 2025		25-02809L

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-005345 LOAN FUNDER LLC, SERIES 58904, Plaintiff, vs. LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY SCOTT ROSE; Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on June 24, 2025 in the Civil Case No. 24-CA-005345 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 21, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida: LOT 33, BLOCK “B”, UNIT 2 TERRA PALMA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address is commonly known as: 4747 McGregor Blvd., Fort Myers, FL 33901 Parcel Identification Number: 34-44-24-P3-0180B.0330 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated 07/29/2025 Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N Wright Angad Tiffani N Brown Law, PLLC 12574 Flagler Center Blvd, Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.com Attorneys for Plaintiff August 1, 8, 2025		25-02858L

PUBLISH YOUR LEGAL NOTICE

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legal@businessobserverfl.com

Business Observer

Orlando DeLuca , Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305
PHONE: (954) 368-1311
FAX: (954) 200-8649
service@delucalawgroup.com
25-06675
August 1, 8, 2025

25-02807L

UV18237-V14

ACTIONS / SALES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-2149
IN RE: ESTATE OF
RICHARD IRVING ADAMS,
Deceased.

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

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

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

ida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 1, 2025.

Michael Adams,
Personal Representative
6105 Creek View Trl.,
Minnetonka, MN 55345
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for Personal Representative
August 1, 8, 2025 25-02875L

FIRST INSERTION

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Beach Road Golf Estates Community Development District ("District") will hold a public hearing on August 18, 2025 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). 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 by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://www.beachroadgolf.estatescdd.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.

District Manager
August 1, 2025 25-02877L

FIRST INSERTION

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF
THE DUKE FARM STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within the Duke Farm Stewardship District (the "District"), comprising approximately 1,134 acres and generally located in unincorporated Lee County, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering any such business which may properly come before it.

DATE:	August 29, 2025
TIME:	10:00 AM
PLACE:	28100 Bonita Grande Drive Suite # 10 Bonita Springs, Florida 34135

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0100 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager
August 1, 8, 2025 25-02878L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002368
Division Probate
IN RE: ESTATE OF
DERRICK LAMORRIS WALDEN
JR.
Deceased.

The administration of the estate of Derrick Lamorris Walden Jr., deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Oneitha L. Brown
9500 West Creek Circle
North Fort Myers, Florida 33903
Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
August 1, 8, 2025 25-02883L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-000855
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF MARY J.
ROSS, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2025, and entered in 24-CA-000855 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY J. ROSS, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PENELOPE HENDERSON 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 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 15, ADDITION 1, SECTIONS 5 AND 6, 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 12, PAGES 137 TO 139, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 121 ANDROS ST, LEHIGH ACRES, FL 33936

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 30 day of July, 2025.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-134784 - MaM
August 1, 8, 2025 25-02881L

IV20906_VY1

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FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-007603
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
NICOLETTE A. HANNAN
PFLUEGLER AS TRUSTEE OF THE
ROBERT HANNAN REVOCABLE
TRUST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 24-CA-007603 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST; UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVOCABLE TRUST; ROBERT J. HANNAN, JR. ; NICOLETTE A. HANNAN PFLUEGLER; DANIELLE L. HANNAN; RYNO CORP DBA BLUE SKYE SCREENING 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 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 41 AND 42, BLOCK 443, UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2123 SE 11TH AVE, CAPE CORAL, FL 33990

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

Dated this 30 day of July, 2025.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-243129 - MaM
August 1, 8, 2025 25-02880L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
File No. 2025 CP 2067
IN RE: ESTATE OF
REBECCA JANETTE BLASI,
Deceased.

The administration of the estate of REBECCA JANETTE BLASI, deceased, whose date of death was May 20, 2025 is pending in the Circuit Court of Lee County Florida Probate Division the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025

Personal Representative:
Karen L. Sanford,
2260 Valparaiso Blvd,
North Fort Myers, FL 33917.
Attorney for Personal Representative:
Sarah M. Howell, Esq.,
FL Bar No. 084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952;
tel 941-445-6017,
fax 941625-2504.
August 1, 8, 2025 25-02885L

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 2374
IN RE: ESTATE OF
PATRICIA JAYNE
SCIANCELEPORE
Deceased.

The administration of the Estate of Patricia Jayne Sciancalepore, deceased, File Number 2025 CP 2374, 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 tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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 August 1, 2025.

Personal Representative:
Donna Dunakey
9198 Genesee Street
Port Charlotte Florida 33981
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
August 1, 8, 2025 25-02876L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 25-CC-001418
WINDSOR WEST CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff, v.
NANCY ARMSTRONG WALKER,
et. al.,
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed July 29, 2025 and entered in Case No. 25-CC-001418 of the County Court in and for Lee County, Florida, wherein Windsor West Condominium Association, Inc. is the Plaintiff and Nancy Armstrong Walker is the Defendant, that I will sell to the highest and best bidder for cash on www.lee.realforeclose.com at 9:00 AM on the 28th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT A18A, WINDSOR WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 2211, AND ALL ITS ATTACHMENTS AND AMENDMENTS THEREOF, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

07/30/2025 Kevin C. Karnes, Clerk
Circuit Court
(SEAL) By T. Mann
Deputy Clerk

Jason Hamilton Mikes, JD, MBA
AnnaDanielle Carter, JD
Hamilton Mikes, P.A.
3301 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34134
(239) 594-7227
Jason@HamiltonMikes.com
August 1, 8, 2025 25-02882L

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IV0238

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002213
Division: Probate
IN RE: ESTATE OF LISE REEDS, A/K/A LISE ALBERTINE REEDS Deceased.

The administration of the estate of LISE REEDS, A/K/A LISE ALBERTINE REEDS, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
BRIAN L. REEDS
66 BOND ST
LINDSAY, ONTARIO K9V 3R4
Attorney for Personal Representative:
Alan M. Celej, Esq. Attorney
Florida Bar Number: 1024890
12730 McGregor Boulevard
Fort Myers, FL 33908
Telephone: (239) 266-2619
Fax: (239) 309-0557
E-Mail: acelej@celejlaw.com
Secondary E-Mail: eve@celejlaw.com
August 1, 8, 2025 25-02873L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 24-CA-005689
Freedom Mortgage Corporation, Plaintiff, vs.
Joseph Anthony Diaz a/k/a Joseph A. Diaz a/k/a Joseph Diaz, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-005689 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joseph Anthony Diaz a/k/a Joseph A. Diaz a/k/a Joseph Diaz; United States of America on behalf of the Secretary of Housing and Urban Development; Sharon Marie Milagros Diaz a/k/a Sharon M. Diaz a/k/a Sharon Diaz 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 28th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 13 AND 14, BLOCK 2933, CAPE CORAL UNIT 42, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 32 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 34-43-23-C3-02933.0130

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

Dated this day of 07/29/2025.

Kevin Karnes
As Clerk of the Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F01673
August 1, 8, 2025 25-02870L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001905
IN RE: ESTATE OF SCOTT DUSTIN OLSON 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 Scott Dustin Olson, deceased, File Number 25-CP-001905, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was May 5, 2025; that the total value of the estate is \$62,136.60, and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
Kenneth A. Olson	17424 Georgia Rd. Fort Myers, FL 33967
Wendy E. Olson	17424 Georgia Rd. Fort Myers, FL 33967

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 1, 2025.

Persons Giving Notice:
Kenneth A. Olson
17424 Georgia Rd
Fort Myers, FL 33967
Wendy E. Olson
17424 Georgia Rd
Fort Myers, FL 33967
Attorney for Persons Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellors.com
August 1, 8, 2025 25-02871L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 2019-CA-001173
JUDGE RACHAEL S. LOUKONEN
PIAL HOLDINGS, LTD, a British Virgin Island Company, Plaintiff, v.
RIVERFRONT PLAZA, LLC a Florida Limited Liability Company, f/k/a THE MACFARLANE GROUP II, LLC, ODED T. MELTZER and SERVICE FIRST MANAGEMENT GROUP I, INC, a Florida Profit Corporation, m2 LEASE FUNDS LLC, a Wisconsin Limited Liability Company, and MYY BUILDERS, INC., a Florida Corporation, Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 24, 2025, entered in Case No. 2019-CA-001173 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which PIAL HOLDINGS, LTD, is the Plaintiff, and RIVERFRONT PLAZA, LLC, f/k/a THE MACFARLANE GROUP II, LLC; ODED T. MELTZER and SERVICE FIRST MANAGEMENT GROUP I, INC; m2 LEASE FUNDS LLC, and MYY BUILDERS, INC., 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. Eastern Time on the 21st day of August 2025, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure against Defendant, RIVERFRONT PLAZA, LLC, f/k/a THE MACFARLANE GROUP II, LLC

Lee County Real Property:
A Parcel of Land Lying in Section 13, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida Tax Folio ID: 10571739

A parcel of land situated in the State of Florida, County of Lee, City of Fort Myers, lying in Block 4 of Homestead of James Evans, according to the map or plat thereof recorded in Plat Book 1 at Page 23 of the Public Records of Lee County, Florida and further described as follows:
Commencing at the southwest corner of Lot 2, Block 4 of Homestead of James Evans (which point is also the southeast corner of Vivas Subdivision, according to the map or plat thereof recorded in Plat Book 6, Page 57, of said Public Records); thence run northeasterly along the northwesterly right-of-way of First Street for 384.10 feet to the

southwest corner of those lands described in Deed Book 265, Pages 496 to 498; thence deflect 87°05'00" to the left and run N29°03'35"W along the southwesterly line of said lands for 5.05 feet to a 5/8" Iron Rod with Cap stamped LB4919 marking the northwesterly line of Bay Street realignment according to a taking description recorded in Official Records Book 741 at page 679, being an intersection with a curve concave to the northwest having a radius of 200.00 feet and to which point a radial line bears S19°05'43"E, thence continue easterly along said northwesterly right-of-way line and said curve (chord bearing N64°27'51"E) through a central angle of 12°52'52" for an arc distance of 44.96 feet to a point of tangency; thence continue N58°01'25"E along said northwesterly right-of-way line for 28.56 feet to the Point of Beginning; thence N32°03'37"W for 285.17 feet; thence N57°56'23"E for 159.40 feet to the westerly right-of-way line of Fowler Street (State Road 739); thence S31°50'57"E along said westerly right-of-way line of Fowler Street for 266.14 feet; thence S22°35'20"W along said right-of-way line for 33.23 feet to the northwesterly line of said First Street; thence S58°01'25W along said northwesterly right-of-way line for 131.31 feet to the Point of Beginning.

Containing 45,064 square feet, (1.03 acres), more or less.

Bearings are based on the west right-of-way line of Fowler Street as bearing S31°50'57"E.

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 29th day of July 2025.

07/29/2025

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

/s/ Jack C. Morgan III
Jack C. Morgan III, Esq.
Florida Bar No. 0126527
Aloia Roland Lubell & Morgan PLLC
2222 Second Street
Fort Myers, Florida 33901
Telephone: (239) 791-7950
Facsimile: (239) 791-7951
jmorgan@lawdefined.com
kturner@lawdefined.com
JCMService@lawdefined.com
Attorney for Plaintiff
August 1, 8, 2025 25-02869L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-2153
IN RE: THE ESTATE OF CHRISTINE JOAN HENCHES-MOORE Deceased.

The administration of the estate of CHRISTINE JOAN HENCHES-MOORE, deceased, whose date of death was June 2, 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 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732-216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
DOUGLAS H. HENCHES MOORE
2483 50th Ave NE
Naples, FL 34120
Attorney for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar No. 0618640
Email: ewollman@wga-law.com
Alternate Email:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar No. 115708
Email: pcourville@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representative
WOLLMAN, GEHRKE & ASSOCIATES, PA
2235 Venetian Court, Suite 5
Naples, FL 34109
Telephone: (239) 435-1533
Facsimile: (239) 435-1433
August 1, 8, 2025 25-02872L

Q&A

What is a public notice?

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

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

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.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

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

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

How much do legal notices cost?

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

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

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

11/8/2025 7/24

PUBLISH YOUR LEGAL NOTICE

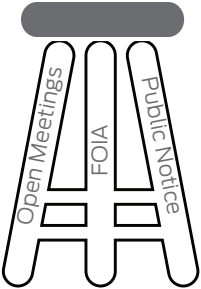
Email legal@businessobserverfl.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE
11/20/2025 8/28 11/20/2025 8/28

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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



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

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

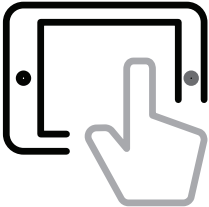
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



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Court Notices



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Name Changes



Probate Rulings



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Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 23-CA-007377 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. CHAD PISANESCHI, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 11, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit: Lot 24, A REPLAT OF PART OF BLOCK 19 COUNTRY CLUB ESTATES, Section 34, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 36, Page(s) 113 and 114, of the Public Records of Lee County, Florida. Property Address: 106 Winners Ct, Lehigh Acres, FL 33936 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this 30 day of July, 2025. <div>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com August 1, 8, 202525-02887L</div>	NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-0062 WILLIAMSBURG AT THE COLONY CONDOMINIUM 3 ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DONALD R. PEARSON, et al., Defendants. Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 28th day of July, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No.: 25-CC-0062 wherein WILLIAMSBURG AT THE COLONY CONDOMINIUM 3 ASSOCIATION, INC. is the Plaintiff and DONALD R. PEARSON and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND 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 28, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit: Unit 24, WILLIAMSBURG AT THE COLONY CONDOMINIUM 3, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2133, at page(s) 797, of the Public Records of Lee County, Florida, together with all appurtenances thereunto attached 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 07/30/2025 <div>Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: T. Mann Deputy Clerk Keith H. Hagman, Esq., P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com glendahaskell@paveselaw.com August 1, 8, 202525-02886L</div>

SUBSEQUENT INSERTIONS

ESTATE

SECOND 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, Florida, 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 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 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

SUBSEQUENT INSERTIONS

ACTIONS / ESTATE / PUBLIC SALES

SECOND 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 with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
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 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.
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-

SECOND 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 attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 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
Jul. 25; Aug. 1, 202525-02721L

SECOND 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, 202525-02791L

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of SUSAN 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:
1986 CORO MOBILE HOME, VIN: 2C8231A, TITLE 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.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(P#3326-3136)
Jul. 25; Aug. 1, 202525-02748L

THIRD 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, 202525-02626L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

• Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.

• Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.

• When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.

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--- ACTIONS / ESTATE / PUBLIC SALES / TAX DEEDS ---			
SECOND INSERTION		FOURTH INSERTION	
<p>NOTICE OF ACTION - COMPLAINT</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-000459</p> <p>ENGLEWOOD GLASS & MIRROR & AUTO, INC.,</p> <p>Plaintiff, vs.</p> <p>NANCY WHITE a/k/a NANCY NORDMANN, personally and as Trustee of the NANCY NORDMANN TRUST,</p> <p>Defendants.</p> <p>TO: NANCY WHITE a/k/a NANCY NORDMAN personally and as Trustee</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.:25-DR-4685</p> <p>IN RE: THE MARRIAGE OF: FERNANDO GABRIEL GOZAINY</p> <p>Petitioner,</p> <p>and-</p> <p>AURA LUCIA AHUMADA LINAS</p> <p>Respondent.</p> <p>TO: AURA LUCIA AHUMADA LLI-NAS (Respondent/Wife)</p> <p>Last Known address: 6250 Key Biscayne Blvd, Fort Myers, FL 33908</p> <p>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</p>	
<p>of the NANCY NORDMAN TRUST.</p> <p>YOU ARE NOTIFIED that a civil action for Foreclosure of Construction Lien, Breach of Guarantee and Unjust Enrichment.</p> <p>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 Petitioner'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 service on the Petitioner's attorneys or</p>		<p>immediately thereafter; or otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>DATED on 07/18/2025</p> <p>Kevin C. Karnes (Name of Clerk) As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk</p> <p>Michael L. Dear, Esq., the Petitioner's attorneys, The Law Office of Michael L. Dear, PLLC, 2600 East Robinson Street, Orlando, FL 32803 Jul. 25; Aug. 1, 2025</p> <p>25-02734L</p>	
SECOND INSERTION		SECOND INSERTION	
<p>Notice of Self Storage Sale</p> <p>Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 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.</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02715L</p>		<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No.: 25-CP-002215</p> <p>Division: Probate</p> <p>IN RE: ESTATE OF ALFRED GOETZFRIED,</p> <p>Deceased.</p> <p>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, 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.</p> <p>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.</p> <p>All other 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.</p> <p>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@brucegreenlaw.com Jul. 25; Aug. 1, 2025</p> <p>25-02745L</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>Section 197.512 F.S.</p> <p>Tax Deed #:2025000595</p> <p>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:</p> <p>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</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptroler.</p> <p>Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02701L</p>		<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25-CP-002236</p> <p>IN RE: ESTATE OF KATHLEEN ANNE DIGREGORIO</p> <p>Deceased.</p> <p>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 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>Section 197.512 F.S.</p> <p>Tax Deed #:2025000574</p> <p>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:</p> <p>Certificate Number: 23-00003 Year of Issuance 2023 Description of Property UNIT 83B, MARINA SOUTH SHORE CONDOMINIUM, PHASE IV, AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 160-166, AND AS AMENDED IN CONDOMINIUM BOOK 6, PAGES 198-207 FOR PHASE II, AND AS AMENDED IN CONDOMINIUM 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 SWANSON, REYNOLD W SWANSON IRREVOCABLE TRUST F.B.O. LESLIE DIANE PITMAN DATED 4/15/93</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptroler.</p> <p>Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02674L</p>		<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>FILE NO. 25-CP-002112</p> <p>IN RE: ESTATE OF MAGALI ABOUD,</p> <p>Deceased.</p> <p>The administration of the estate of Magali Aboud, deceased, whose date of death was January 22, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.:25-DR-4685</p> <p>IN RE: THE MARRIAGE OF: FERNANDO GABRIEL GOZAINY</p> <p>Petitioner,</p> <p>and-</p> <p>AURA LUCIA AHUMADA LINAS</p> <p>Respondent.</p> <p>TO: AURA LUCIA AHUMADA LLI-NAS (Respondent/Wife)</p> <p>Last Known address: 6250 Key Biscayne Blvd, Fort Myers, FL 33908</p> <p>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</p>		<p>er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25-CP-003871</p> <p>IN RE: ESTATE OF SHARON E. MINNIS,</p> <p>Deceased.</p> <p>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.</p> <p>All creditors of the decedent and oth-</p>		<p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>Personal Representative: Brandy M. Smith Petitioner</p> <p>/s/ Ehren J. Frey 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: efrey@zacbrownlaw.com Secondary E-Mail: hayley@zacbrownlaw.com Jul. 25; Aug. 1, 2025</p> <p>25-02729L</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25-CP-1871</p> <p>Division Probate</p> <p>IN RE: ESTATE OF CAROL J PAINTER A/K/A CAROL JEAN PAINTER</p> <p>Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>		<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>CASE NO: 25-CP-2061</p> <p>IN RE: ESTATE OF MARY JANE SKIMEL,</p> <p>Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER</p>		<p>THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CC-5434</p> <p>PINE RIDGE PALMS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,</p> <p>PLAINTIFF, V.</p> <p>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</p> <p>DEFENDANTS.</p> <p>TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, And All Others Who May Claim an Interest in The Estate Of</p>		<p>Margaret D. Noble W5540 Germantown Drive New Lisbon, WI 53950 Frank Noble W5540 Germantown Drive New Lisbon, WI 53950</p> <p>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:</p> <p>Lot 18, Block X, Ft. Myers Beach Kampground, Unit One, according to the plat thereof in Plat Book 35, Pages 47, 48 and 49, Public Records of Lee County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written 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:</p>	
SECOND INSERTION		SECOND INSERTION	
<p>(954) 987-5940 Primary email: cfofservicemail@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.</p> <p>WITNESS my hand and the seal of said Court 07/18/2025.</p> <p>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: cfofservicemail@beckerlawyers.com PO5259/419175/26836193 Jul. 25; Aug. 1, 2025</p> <p>25-02742L</p>		<p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>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</p> <p>25-02787L</p>	

ACTIONS / SALES / ESTATE ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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 pursuant 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 ASSOCIATION, NOT IN ITS INDIVIDUAL 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-	SHIP 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 DEED BOOK 263, PAGE 356, AND PLAT BOOK 15, PAGES 30 AND 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1019 LINCOLN 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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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 CARRINGTON 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:	LOT 19, BLOCK 34, LEHIGH ACRES, UNIT 4, SECTION 12, TOWNSHIP, 44 SOUTH, RANGE 26 EAST, A SUBDIVISION 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

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA - 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 un-	divided share in the common elements. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID # 26-45-24-08-0000N.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. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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, Attorney for Plaintiff kmace@gadclaw.com and jmorningstar@gadclaw.com Jul. 25; Aug. 1, 2025	25-02751L

SECOND 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.	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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-006600 ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, vs. REBECCA A. WILT, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2025, and entered in 24-CA-006600 of the Circuit Court of the TWENTIETH Judicial Circuit 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 Final Judgment, to wit: LOTS 11 AND 12, BLOCK 29, UNIT 4, LEELAND HEIGHTS,	SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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 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

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-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,	Florida 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated 07/21/2025 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	

THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT 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 DESCRIBED 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, ACCORDING 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 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 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 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 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: Condominium Unit No. 101-A, THE FAIRWAYS CONDOMINIUM 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 Re-	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 PROCEEDS 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: 07/22/2025 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

SECOND INSERTION		
NOTICE TO CREDITORS (Ancillary Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1510 Division Probate IN RE: ESTATE OF RUTH ANN KERNS A/K/A RUTH A. KERNS 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	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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 25, 2025 Person Giving Notice: Mary K. Kaczka 5501 N. Meridian Rd Valparaiso, Indiana 46385 Attorney for Person Giving Notice /s/ Wes 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

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2234 Division Probate IN RE: ESTATE OF DIANE LOIS NITENSON, A.K.A. DIANE L. NITENSON Deceased. The administration of the estate of DIANE 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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025. Personal Representative: Signed by: Robyn Zaruches ROBYN ZARUCHES 6380 NW 110th Avenue Parkland, Florida 33076 Attorney for Personal Representative: /s/ Brandon R. Bytnar Brandon R. Bytnar, Esq., Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L. 9120 Galleria Court, Suite B Naples, Florida 34109 Telephone: (239) 592-9211 Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com Jul. 25; Aug. 1, 2025	25-02788L

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

ACTIONS / SALES / ESTATE ---

SECOND INSERTION	
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2025-CA-000845</p> <p>DEBRA RENEE POWERS, Plaintiff, vs.</p> <p>ESTATE OF PATRICIA JENNINGS; et al., Defendants.</p> <p>TO: MARY ALICE WORKMAN; 1055 YOUNG ROAD, CROFTON, KY 42217</p> <p>ESTATE OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043</p> <p>UNKNOWN HEIRS OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043</p> <p>YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida:</p> <p>LOT 14, BLOCK 58, UNIT 12, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18,</p>	<p>PAGE 30,PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>The above-described land can be identified by Parcel ID: 13-45-27-12-00058.0140 (the "Property").</p> <p>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.</p> <p>DATED on July 23, 2025.</p> <p>KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap DEPUTY CLERK</p> <p>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</p> <p>25-02773L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA</p> <p>CASE NO.: 25-CA-002663</p> <p>ADAM & ASHLYNN GROW, Plaintiff, v.</p> <p>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.</p> <p>TO: DALE G. YOZAMP ADDRESS UNKNOWN ESTATE OF DALE G. YOZAMP ADDRESS UNKNOWN UNKNOWN HEIRS OF DALE G. YOZAMP ADDRESS UNKNOWN STANLEY A. SCOTT, Trustee, STANLEY 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</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:</p> <p>THE FOLLOWING DESCRIBED 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.</p>	<p>ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA.</p> <p>LOT 13, BLOCK 10, UNIT 1, SECTION 2, 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 188, PUBLIC RECORDS, LEE COUNTY, FLORIDA.</p> <p>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.</p> <p>DATED this 23 day of July, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk</p> <p>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</p> <p>25-02789L</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25-CP-002253</p> <p>Division: Probate</p> <p>IN RE: ESTATE OF CHRISTINE HOFFMANN, a/k/a CHRISTA M.E. HOFFMANN, a/k/a CHRISTA MARGOT ELISABET HOFFMANN, Deceased.</p> <p>The administration of the estate of Christine Hoffmann, a/k/a Christa M.E. Hoffmann, a/k/a Christa Margot Elisabeth 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>Personal Representative: THE NORTHERN TRUST COMPANY</p> <p>By: Maria M. Sidlosca, V.P., Estate Administrator</p> <p>600 Brickell Ave., Suite 2400 Miami, Florida 33131</p> <p>Attorney for Personal Representative: Lowell S. Schoenfeld</p> <p>Attorney for Personal Representative Florida Bar Number: 980099</p> <p>SCHOENFELD KYLE & ASSOCIATES LLP</p> <p>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</p> <p>25-02780L</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 22-CA-003836</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.</p> <p>MICHAEL P. WAHLERS, et al., Defendants.</p> <p>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, E.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:</p> <p>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"</p>	<p>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.</p> <p>Property Address: 28700 Megan Drive, Bonita Springs, FL 34135</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>WITNESS my hand and official seal of this Honorable Court this 07/23/2025</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK</p> <p>Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com Jul. 25; Aug. 1, 2025</p> <p>25-02786L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-003092</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff, vs.</p> <p>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).</p> <p>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</p> <p>Last Known Residence: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>LOT 1, BLOCK 2, PINE LAKES COUNTRY CLUB PHASE V,</p>	<p>ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 37 THROUGH 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA</p> <p>TOGETHER WITH: 1993 MH VIN# FLHMBS56535224A AND FLHMBS56535224B</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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 default will be entered against you for the relief demanded in the complaint or petition.</p> <p>Dated on July 23, 2025</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1133-3769B Ref# 11960 Jul. 25; Aug. 1, 2025</p> <p>25-02785L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA</p> <p>CASE NO.: 25-CA-002831</p> <p>XRAY INVESTING, LLC, Plaintiff, v.</p> <p>ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ, ESTATE OF SIEGFRIED LOTHAR LORENZ, UNKNOWN HEIRS OF SIEGFRIED 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.</p> <p>TO: ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN</p> <p>UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN</p> <p>ESTATE OF SIEGFRIED LOTHAR LORENZ</p> <p>ADDRESS UNKNOWN</p> <p>UNKNOWN HEIRS OF SIEGFRIED LOTHAR LORENZ</p> <p>ADDRESS UNKNOWN</p> <p>UNKNOWN HEIRS OF SIEGFRIED LOTHAR LORENZ</p> <p>ADDRESS UNKNOWN</p> <p>UNKNOWN HEIRS OF MARIANNE BAUD</p> <p>ADDRESS UNKNOWN</p> <p>UNKNOWN HEIRS OF MARIANNE BAUD</p> <p>ADDRESS UNKNOWN</p> <p>SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ, Trustee of the SIEGFRIED LOTHAR LORENZ AND</p>	<p>DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008</p> <p>ADDRESS UNKNOWN</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:</p> <p>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 8, BLOCK 49, UNIT 9, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>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.</p> <p>DATED this 23 day of July, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk</p> <p>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</p> <p>25-02784L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CA-002331</p> <p>ONSLow BAY FINANCIAL LLC, Plaintiff, vs.</p> <p>CYNTHIA A. PERICLES AKA CYNTHIA PERICLES, et al, Defendant(s).</p> <p>To: CYNTHIA A. PERICLES AKA CYNTHIA PERICLES</p> <p>Last Known Address: 433 NW 1st Street</p> <p>Cape Coral, FL 33993</p> <p>Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>LOT 58 AND 59, BLOCK 2582, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>A/K/A 433 NW 1ST ST CAPE CORAL FL 33993</p> <p>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-</p>	<p>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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this court on this 23 day of July, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-003222 Jul. 25; Aug. 1, 2025</p> <p>25-02772L</p>

SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No. 22-CA- 4116</p> <p>MYERLEE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>BEN G. CROW, UNKNOWN SPOUSE OF BEN G. CROW, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.</p> <p>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:</p> <p>Apartment Number 13-C of Myerlee Square Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1320, Page</p>	<p>397, and all exhibits and amendments thereof, Public Records of Lee County, Florida. Parcel ID #27-45-24-26-00013.00Co</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.</p> <p>Dated: 07/22/2025</p> <p>Kevin C. Karnes, As Clerk of the Court (SEAL) By: T. Mann Deputy Clerk</p> <p>Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, Attorney for Plaintiff kmace@gadclaw.com jmorningstar@gadclaw.com Jul. 25; Aug. 1, 2025</p> <p>25-02776L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CC-003869</p> <p>ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>MADELEIN VIERA, et al., Defendants.</p> <p>TO: MADELEIN VIERA</p> <p>15021 SANDPIPER PRESERVE BLVD., #102</p> <p>FT. MYERS, FL 33919</p> <p>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:</p> <p>Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2012000230354, as amended in Instrument Number 2012000230354, and all ex-</p>	<p>hibits and amendments thereof, Public Records of Lee County, Florida.</p> <p>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 & Address, 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.</p> <p>Dated on: 07/23/2025.</p> <p>KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk</p> <p>Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 23535938 _1134143.0005 Jul. 25; Aug. 1, 2025</p> <p>25-02774L</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CC-003869</p> <p>ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>MADELEIN VIERA, et al., Defendants.</p> <p>TO: UNKNOWN SPOUSE OF MADELEIN VIERA</p> <p>15021 SANDPIPER PRESERVE BLVD., #102</p> <p>FT. MYERS, FL 33919</p> <p>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:</p> <p>Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2012000230354, as amended in Instrument Number 2012000230354, and all ex-</p>	<p>hibits and amendments thereof, Public Records of Lee County, Florida.</p> <p>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 & Address, 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.</p> <p>Dated on: 07/23/2025.</p> <p>KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk</p> <p>Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 142723.0007 Jul. 25; Aug. 1, 2025</p> <p>25-02775L</p>

SECOND 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 demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

Personal Representative:

Kevin M. Gibbens

17843 W. Evans Dr.

Surprise, AZ 85388

Attorney for Personal Representative:

Aglæ 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA 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 demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The 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

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Jul. 25; Aug. 1, 2025

25-02759L

SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is July 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: waltermg@gskattorneys.com

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Jul. 25; Aug. 1, 2025

25-02766L

SECOND INSERTION

Notice of Self Storage Sale

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

SECOND INSERTION

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

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

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

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

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

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

The date of first publication of this notice is July 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

SECOND INSERTION

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 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

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

NOTWITHSTANDING THE TIME 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.

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@tblf.com

eservice@tblf.com

Attorney for Personal Representative

Jul. 25; Aug. 1, 2025

25-02732L

SECOND INSERTION

NOTICE TO CREDITORS

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

CASE NO: 25-CP-001810

IN RE: ESTATE OF TEDDY FARRUGIA, Deceased.

The administration of the Estate of 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 addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREVER BARRED.

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

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

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001180

IN RE: ESTATE OF SALLY A. THOMSON 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 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 Order are:

Name	Address
Todd Zielinski and Tonya Zielinski, aka Tonya McMillan, Successor Trustees of the Thomson Family Trust dated June 10, 2002	6 Circle Dr. 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 decedent other than those for whom

provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

/s/ Carol R. Sellers

Carol R. Sellers

Florida Bar Number: 893528

3525 Bonita Beach Rd., Ste 103

Bonita Springs, FL 34134

Telephone: (239) 992-2031

Fax: (239) 992-0723

E-Mail:

csellers@richardsonsellers.com

Jul. 25; Aug. 1, 2025

25-02763L

SECOND INSERTION

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

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

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

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

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

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

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

Personal Representative:

Janice Squires

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

SECOND INSERTION

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 ABOVE ESTATE:

The administration of the Estate of HOLMES M. ROBERTS, SR., deceased, whose date of death was September 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 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 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 FOREVER BARRED.

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

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e-mail legal@businessobserverfl.com

Business Observer

4920311

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

SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, 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-	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 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 Declaration 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 INTEREST IN THE SURPLUS FROM	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 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

SECOND INSERTION		SECOND INSERTION	
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 HAMMOCK ASSETS, LLC, CATHERINE S. CRANDELL, and JAMES CRANDELL 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: 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

SECOND INSERTION		SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.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, ACCORDING 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.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	25-02710L		

SECOND INSERTION		SECOND INSERTION	
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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF	THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: 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

SECOND INSERTION		SECOND INSERTION	
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. 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 personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF	THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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, Starnes & 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

SECOND INSERTION		SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH	IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 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 Cattleman 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

-- PUBLIC SALES / SALES --			
SECOND INSERTION			
<p>AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 21-CA-5951</p> <p>REGIONS BANK, Plaintiff, v. SNOW MASS PROPERTY LLC, ACCAMI 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.</p> <p>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 REGIONS BANK, is the Plaintiff, and SNOW MASS PROPERTY LLC, ACCAMI 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 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:</p> <p>Lee County Real Property:</p> <p>A tract or parcel of land lying in the Northwest quarter (NW 1/4) of Section 18, Township 45 South, Range 25 East, Lee County, Florida, which lot or parcel is described as follows:</p> <p>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-of-way line (65 feet from the center-line) 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 Canal 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.</p> <p>With an address of 12090 Metro Parkway, Fort Myers, Florida 33966.</p> <p>All buildings, structures and other improvements now or here-</p>			
<p>after 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:</p> <p>(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 emblems now or hereafter on said Mortgaged Property or under or above the same or any part or parcel thereof.</p> <p>(b) All and singular the tenements, hereditaments, easements, riparian and littoral rights, and appurtenances 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, remainder 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.</p> <p>(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 accessions thereto and replacements thereof.</p> <p>(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, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances.</p> <p>(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.</p> <p>(f) Any and all awards or payments, including interest thereon, 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.</p> <p>(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.</p> <p>Collier County Real Property</p> <p>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.</p> <p>and</p> <p>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.</p> <p>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.</p> <p>Personal Property</p> <p>All inventory, equipment, accounts, chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment</p>			
<p>and performance, and general intangibles(including but 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 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.</p> <p>The following motor vehicles and trailers:</p> <p>1) DODGE 1500; VIN: 1D7H-A18D14J255436; Year: 2004.</p> <p>2) FORD E350; VIN: 1FDWE35L14HB04189; Year 2004.</p> <p>3) DODGE 3500; VIN: 3D7M-S48C65G818780; Year 2005.</p> <p>4) 8' x 24' GOOSENECK CTRA TRAILER; VIN: 4YMG-D242X5G102749; Year 2005.</p> <p>5) 8' x 16' GRANITE STAGE TRAILER.</p> <p>6) 6' x 10' x 20' EQUP TRAILER; VIN: 4Y3US2025YS006547; Year 2000.</p> <p>7) 5' x 12' MOBILE MFG SLT5000 TRAILER; VIN: 1M9KA1218V1319254; Year 1997.</p> <p>8) 6' x 15' CRONKHITE 4200ESA TRAILER; VIN: 47342202741111099</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Dated this 15th day of July, 2025.</p> <p>07/17/2025</p> <p>Kevin C. Karnes CLERK OF COURT LEE COUNTY, FLORIDA (SEAL) N Wright Angad DC</p> <p>/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</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02713L</p>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 23-CA-011769</p> <p>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)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed</p>			
<p>June 24, 2025 and entered in Case No. 23-CA-011769, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and ROSANN MULLINEAUX; UNKNOWN SPOUSE OF ROSANN MULLINEAUX; DAVID R. DIGREGORIO; ANTHONY DIGREGORIO; 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:</p>			
<p>CONDOMINIUM UNIT 1-202, BUILDING NO 1, PALOMA AT PALMIRA GOLF AND COUNTRY CLUB, A CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4527, PAGE 3049, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>			
<p>lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>Dated this 21 day of July, 2025.</p> <p>KEVIN C. KARNES As Clerk of said Court (SEAL) By T. Mann As Deputy Clerk</p> <p>Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01347 JPC V6.20190626</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02743L</p>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 24-CA-004792</p> <p>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</p>			
<p>ESTATE OF LEILA BARREIRO, DECEASED, et al., Defendants.</p> <p>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:</p> <p>THE EAST 53 FEET OF LOT 14 AND THE WEST 29 FEET OF LOT 15, OF THAT CERTAIN SUBDIVISION KNOWN AS BOWLING GREEN, UNIT TWO, ACCORDING TO THE</p>			
<p>MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>PARCEL IDENTIFICATION NUMBER: 02-45-24-P2-00800.0140</p> <p>PROPERTY ADDRESS: 1637 MERRIMACK CT, FORT MYERS, FL 33907</p> <p>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.</p>			
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p> <p>WITNESS MY HAND and seal of this Court on 07/18/2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright Angad Deputy Clerk</p> <p>Law Offices of Damian G. Waldman, Esq. PO Box 5162, Largo, FL 33779 service@dwaldmanlaw.com; 727-538-4160</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02736L</p>			

SECOND INSERTION

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.

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

25-02722L

SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>23-CA-011788</p> <p>CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, Plaintiff, VS. RONALD BUCHER A/K/A RONALD L. BUCHER; UNKNOWN SPOUSE OF RONALD BUCHER A/K/A RONALD L. BUCHER; CAROL BUCHER A/K/A CAROL BUTLER-BUCHER A/K/A CAROL B. BUCHER A/K/A CAROL B. BUCHER A/K/A CAROL E. BUCHER; KEYBANK NATIONAL ASSOCIATION; CATALINA AT WINKLER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that 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, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3 is the Plaintiff, and RONALD BUCHER A/K/A RONALD L. BUCHER; CAROL BUCHER A/K/A CAROL BUTLER-BUCHER A/K/A CAROL B. BUCHER A/K/A; KEYBANK NATIONAL ASSOCIATION; CATALINA</p>			
<p>AT WINKLER HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 14, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 161, CATALINA AT WINKLER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 34 THROUGH 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>WITNESS my hand and the seal of the court on July 18, 2025.</p> <p>CLERK OF THE COURT Kevin C. Karnes (SEAL) T. Mann Deputy Clerk</p>			
<p>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</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02737L</p>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>23-CA-007035</p> <p>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).</p> <p>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.</p> <p>The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for</p>			
<p>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:</p> <p>UNIT NO. 722 OF WHISKEY CREEK ADULT CONDOMINIUM II, SECTION B, PHASE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1529, PAGE 1725, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>WITNESS my hand and the seal of the court on July 8, 2025.</p> <p>CLERK OF THE COURT Kevin C. Karnes (SEAL) T. Mann Deputy Clerk</p>			
<p>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</p> <p>Jul. 25; Aug. 1, 2025</p> <p>25-02735L</p>			

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000391 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-025995 Year of Issuance 2019 Description of Property LOT 10, BLOCK 2970A, UNIT 42, CAPE CORAL, 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, BEVERLY 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02527L

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT 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. MAGRI, 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 DESCRIBED 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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED 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

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002121 BROCKLEIGH LLC, Plaintiff, v. ESTATE OF MILDRED M. LORENZ, HEIRS OF MILDRED M. LORENZ and REGIS LORENZ, Defendant. TO: ESTATE OF MILDRED M. LORENZ 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 DESCRIBED 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, 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 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

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT 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
to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: 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

THIRD 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 SUBDIVISION, 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

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT 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 DESCRIBED 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 ACCORDING 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 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 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
25-02631L

SECOND 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 BIANCA 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, RECORDED 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
the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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 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

DATED this 14 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Jul. 18, 25; Aug. 1, 8, 2025
25-02627L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000551 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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

SECOND 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, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Waylen Tait 1023 painting, shelf, office chairs, boxes, household, 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, refrigerator, household, misc. William Bergen 3195 childrens items, bed, toys ladder, small chair. 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
25-02790L

SECOND 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

SECOND 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, pillows, 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
25-02793L

SECOND 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 Description 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, ACCORDING LO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED 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.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
25-02698L

SECOND 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, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED 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

SECOND INSERTION
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 Year of Issuance 2023 Description 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 & Comptroller Jul. 25; Aug. 1, 8, 15, 2025
25-02706L

--- TAX DEEDS ---

<div><div>FOURTH INSERTION</div><div><div>NOTICE OF CIVIL ACTION WITHOUT MAILING</div><div>IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA</div><div>CASE: 25-CA-2712</div><div>CARLOS AUGUSTO CAMACHO SUAREZ</div><div>Plaintiff, vs.</div><div>JEAN PIERRE DOLLBERG</div><div>Defendants.</div><div>YOU ARE HEREBY NOTIFIED that an action involving the:</div><div>COMPLAINT TO QUIET TITLE</div><div>has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Peti- tioner, whose address is 5237 Sum- merlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before August 12, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief de- manded in the Complaint.</div><div>WITNESS my hand and seal of this Court on July 03, 2025.</div><div>Kevin C. Karnes Clerk of Courts</div><div>(SEAL) By: K. Shoap Deputy Clerk</div><div>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</div><div>25-02475L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000560</div><div>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:</div><div>Certificate Number: 23-06874</div><div>Year of Issuance 2023</div><div>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, TTITLE NUMBER 7717794, AND ALL MPROVEMENTS THERETO. Strap Number 31- 43-25-19-00005.0010</div><div>Names in which assessed: CHARLENE RANDOL, ESTATE OF CHARLENE RANDOL, JOHN TOPE, PAUL RANDOL</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02565L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000436</div><div>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 follows:</div><div>Certificate Number: 23-06431</div><div>Year of Issuance 2023</div><div>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</div><div>Names in which assessed: ABRAHAM ZELIKOWITZ, IRIS HAREL</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02556L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000495</div><div>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 cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div><div>Certificate Number: 23-05193</div><div>Year of Issuance 2023</div><div>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 TTITLE NUMBER 2432775, LOCATED THEREON AND ATTACHED THERETO. Strap Number 36- 43-24-19-00006.0030</div><div>Names in which assessed: MICHELLE CISNEROS, ROB- ERT L CIUNCI</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02544L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000485</div><div>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:</div><div>Certificate Number: 23-04522</div><div>Year of Issuance 2023</div><div>Description of Property LOT 2, BLOCK 47D, OF THE UNRECORDED PLAT OF SUNCOAST ES- TATES, AS RECORDED IN OF- FICIAL RECORDS BOOK 566, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE-WIDE MOBILE HOME PERMAN- ANTLY AFFIXED THERETO AND BEING TAXED AS REAL PROPERTY, BEING FUR- THER DESCRIBED AS FOL- LOWS: I.D.# - G13428A, YEAR Ài 1974, MAKE Ài PACMK, BODY Ài HS, L Ài 40, TITLE # - 11482329 I.D.# - G13428B, YEAR Ài 1974, MAKE Ài PAC- MK, BODY Ài HS, L Ài 40, TI- TLE # - 11482330 Strap Number 25-43-24-03-00047.D020</div><div>Names in which assessed: GDK REVOCABLE LIVING TRUST DATED JULY 31, 2006, GDK TRUST</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02539L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000547</div><div>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:</div><div>Certificate Number: 23-04591</div><div>Year of Issuance 2023</div><div>Description 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.Àô31,Àu W. 900.80 FEET; THENCE N 88-∞08,29" E 100 FEET TO THE P.O.B. THENCE N. 1-∞51'31,Àu W 90 FEET; N 88-∞08,Àô29" E 105 FEET; S 1-∞51,Àô31,ÀuE 90 FEET; S. 88-∞08,Àô29,Àu 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- 43-24-03-00076.011H</div><div>Names in which assessed: ASHLEY BERGER, ESTATE OF GERALDINE WILLIAMS</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02540L</div></div></div>
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<div><div>FOURTH INSERTION</div><div><div>NOTICE OF CIVIL ACTION WITHOUT MAILING</div><div>IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA</div><div>CASE No.: 25-CA-000242</div><div>OSCAR M CAMACHO GARCIA</div><div>Plaintiff, vs.</div><div>GEORGIA E. GARTLAND</div><div>Defendants.</div><div>YOU ARE HEREBY NOTIFIED that an action involving the:</div><div>COMPLAINT TO QUIET TITLE</div><div>has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Peti- tioner, whose address is 5237 Sum- merlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before August 12, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief de- manded in the Complaint.</div><div>WITNESS my hand and seal of this Court on July 03, 2025.</div><div>Kevin C. Karnes Clerk of Courts</div><div>(SEAL) By: K. Shoap Deputy Clerk</div><div>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</div><div>25-02476L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000528</div><div>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 cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div><div>Certificate Number: 23-08760</div><div>Year of Issuance 2023</div><div>Description of Property SAK'S HICKORY LOT 2 COMMENC- ING AT THE SOUTHEAST- ERLY CORNER OF LOT 5, BLOCK H, BONITA BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE NORTH 63'00'40" EAST PERPENDICU- LAR TO HICKORY BOULE- VARD RIGHT- OF-WAY FOR 100.00 FEET TO THE NORTH- EASTERLY RIGHT-OF-WAY OF SAID BOULEVARD AND THE POINT OF BEGINNING. THENCE NORTH 26'20'00" WEST ALONG SAID RIGHT- OF-WAY FOR 75.00 FEET. THENCE NORTH 63'00'40" EAST PERPENDICULAR TO SAID RIGHT-OF-WAY FOR 261.05 FEET MORE OR LESS TO THE WATERS OF AN ARM OF ESTERO BAY; THENCE SOUTHEASTERLY ALONG SAID WATERS TO AN IN- TERSECTION WITH A LINE BEARING NORTH 63'00'40" EAST THROUGH THE POINT OF BEGINNING; THENCE SOUTH 63'00'40 " WEST FOR 272.02 FEET MORE OR LESS TO THE POINT OF BEGIN- NING. Strap Number 30-47-25- B4-00019.0000</div><div>Names in which assessed: ROLANDES SAKAUSKAS, RUTA SAKAUSKIENE, SAK'S HICKORY LLC, SAK'S HICKO- RY, LLC</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02578L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000521</div><div>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 cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div><div>Certificate Number: 23-04638</div><div>Year of Issuance 2023</div><div>Description of Property SUNCOAST EST UNRE BLK 73 OR 32 PG 528 PT LOTS 1 AND 2 AKA LOT 4 FROM THE SW COR- NER OF SECTION 25, TOWN- SHIP 43 SOUTH, RANGE 24 EAST, RUN NORTH 88-∞16'39 " EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 286.13 FEET; THENCE NORTH 1-∞51'31" WEST 3,250.68 FEET; THENCE SOUTH 88-∞08'29" WEST 895.0 FEET TO THE POINT OF BEGIN- NING; FROM SAID POINT OF BEGINNING, RUN SOUTH 1-∞ 51'31" EAST 110.0 FEET; THENCE SOUTH 88-∞08'29" WEST 115.0 FEET; THENCE NORTH 1-∞ 51'31" WEST 110.0 FEET; THENCE NORTH 88-∞08'29" EAST 115 FEET TO THE POINT OF BEGIN- NING. BEING LOT 4 OF A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 73, SUNCOAST ESTATES, AS RECORDED IN OFFICIAL RECORD BOOK 32, PAGE 524, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-24-03- 00073.001C</div><div>Names in which assessed: ESTATE OF RONALD LEE PRUITT, RONALD PRUITT</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02541L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000522</div><div>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 cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div><div>Certificate Number: 23-17126</div><div>Year of Issuance 2023</div><div>Description of Property LOT 634 KNOWN AS CONDOMINIUM UNIT NO. 634 IN LEHIGH ACRES BEACH CLUB COLO- NY CONDOMINIUM, INC., A CONDOMINIUM ALL AS SET OUT IN DECLARATION OF CONDOMINIUM AND EX- HIBITS ATTACHED THERE- TO, RECORDED IN OFFICIAL RECORDS BOOK 677, PAGE 208 THROUGH 246 AND AS DESCRIBED BY THE PLANS THEREOF RECORDED IN CONDOMINIUM PLAN BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DE- SCRIPTION AND CONVEY- ANCE INCLUDES, BUT IS NOT LIMITED TO ALL APPURTE- NANCES TO LOT 634 ALSO KNOWN AS CONDOMINI- UM UNIT NO. 634 ABOVE DESCRIBED, TOGETHER WITH ALL IMPROVEMENTS THEREON AND TOGETHER WITH THE UNDIVIDED IN- TEREST IN COMMON ELE- MENTS OF THE AFORESAID CONDOMINIUM PERTINENT TO SAID UNIT. Strap Number 26-44-27-22-00000.6340</div><div>Names in which assessed: CYNTHIA S VERVAET</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02589L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000484</div><div>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:</div><div>Certificate Number: 23-06829</div><div>Year of Issuance 2023</div><div>Description of Property FROM A POINT ON THE SOUTHERLY SIDE OF BRIGHT ROAD, SAID POINT BEING THE CENTER SECTION LINE AND IS 33 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTH- WEST QUARTER (NW1/4) OF SECTION 19, TOWN- SHIP 43 SOUTH, RANGE 25 EAST, RUN SOUTH ON SAID CENTER SECTION LINE A DISTANCE OF 282.85 FEET; THENCE WESTERLY A DISTANCE OF 150 FEET TO THE POINT OF BEGIN- NING; THENCE NORTH A DISTANCE OF 282.85 FEET TO THE SOUTHERLY SIDE OF BRIGHT ROAD; THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF BRIGHT ROAD A DISTANCE 150 FEET; THENCE SOUTH 282.85 FEET; THENCE EAST TO THE POINT BEGINNING. LAND BEING SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE. Strap Num- ber 19-43-25-00-00002.0050</div><div>Names in which assessed: INDIRA VARMA, VICTOR RA- MANARD</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02563L</div></div></div>	<div><div>THIRD INSERTION</div><div><div>NOTICE OF APPLICATION FOR TAX DEED</div><div>Section 197.512 F.S.</div><div>Tax Deed #:2025000467</div><div>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 follows:</div><div>Certificate Number: 23-17532</div><div>Year of Issuance 2023</div><div>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</div><div>Names in which assessed: ANA VIRGINIA SOSA, CAR- LOS A. FERNANDEZ</div><div>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- ler.</div><div>Jul. 18, 25; Aug. 1, 8, 2025</div><div>25-02590L</div></div></div>
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Who benefits from legal notices?

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

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



PUBLIC SALES

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02672L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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: 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 RECORDED IN PLAT BOOK 14, PAGES 23 THROUGH 38, INCLUSIVE, 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02676L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 PUBLIC 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</div> <div>25-02681L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02682L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02683L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000603 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: 23-12214 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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02688L</div>
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<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000576 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: 23-08148 Year of Issuance 2023 Description 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 88-⁰⁰56'30" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) FOR 1,320 FEET; THENCE RUN NORTH 00-⁰⁰36'00" 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 88-⁰⁰56'30" 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</div> <div>25-02680L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02684L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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: 23-09530 Year of Issuance 2023 De- scription 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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02685L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 De- scription 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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02693L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000604 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 Num- ber 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02678L</div>
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<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000581 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 RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, INCLUSIVE, 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02673L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000616 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. Strap Number 03-45-26-06-00052.0040 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02695L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02677L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 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, 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 according 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02690L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000610 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 & Comptrol- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02691L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 Description of Property LOT 10, BLOCK 74, UNIT 7, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED 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- ler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02689L</div>
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TAX DEEDS

THIRD 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, ACCORDING 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

THIRD 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 ESTATES 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, RAYMOND 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02536L

THIRD 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, RECORDED IN OFFICIAL RECORDS 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, MARION 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

THIRD INSERTION

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

Tax Deed #:2025000473
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 SUBDIVISION, 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 PORTFOLIO 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

THIRD 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 SUBDIVISION, 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

THIRD 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 SUBDIVISION, AN UNRECORDED SUBDIVISION. Strap Number 07-43-25-01-00000.018C
Names in which assessed: ASHLEY D BERGER, MICHAEL 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02561L

THIRD 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 EASTERLY 40 FEET OF LOT 21, BLOCK C, WILLIAM JEFFCOTT'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 PORTFOLIO 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

25-02550L

THIRD 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 RECORDED 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02538L

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-23-C4-04407.0300
Names in which assessed: CAROL M THERIAULT TR, JOSEPH P & CAROL M THERIAULT TRUST, JOSEPH P. AND CAROL M. THERIAULT REV TRUST DTD FEB 18, 2003

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

25-02532L

THIRD INSERTION

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

Tax Deed #:2025000422
NOTICE IS HEREBY GIVEN that DAVID A BERGER DABTLC6 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04735
Year of Issuance 2023 Description of Property UNIT NO. 3308 OF CONCORDIA AT CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN CLERK'S FILE NUMBER 2006000353492, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C4-00133.3308
Names in which assessed: RAZ INVESTMENT GROUP LLC, RAZ INVESTMENT 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

THIRD INSERTION

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

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 RECORDED 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02545L

THIRD INSERTION

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

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 ANDERSON HEIGHTS, ACCORDING 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 INVESTMENTS 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02548L

THIRD INSERTION

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

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 COUNTY, FLORIDA. Strap Number 24-44-24-P3-0240C.0100
Names in which assessed: EVAN GRAVES, SUNSHINE PARK INVESTMENTS 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02549L

THIRD INSERTION

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

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, ACCORDING TO THE DECLARATION 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02570L

THIRD 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 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 130 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-46-25-E3-0100H.0320
Names in which assessed: SARAH ELIZABETH STROMWELL, STEPHEN W. STROMWELL

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

25-02576L

THIRD 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, ERNEST 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.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 Description of Property LOT 4, BLOCK 33, REPLAT OF TRACT Q, UNIT 4, EAST 1/2 OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 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 & Comptroller.
Jul. 18, 25; Aug. 1, 8, 2025

25-02580L

THIRD INSERTION

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

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, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING 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 SUAREZ

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

25-02581L

--- TAX DEEDS ---

<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, ARLINGTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 16, PAGES 38-39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P3-04800.0790 Names in which assessed: BARBARA MORGAN, JOSE A. RODRIGUEZ, NIDZA RODRIGUEZ, NIDZA 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</div> <div>25-025661L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, RECORDED 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</div> <div>25-025281L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 Description of Property THE NORTH 60 FEET OF LOTS 22 AND 23, BLOCK 9, STADLER'S CENTRAL 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 ASSETS 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</div> <div>25-025471L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, ACCORDING TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 3809, PAGE 1512, IN THE PUBLIC RECORDS 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025591L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, ACCORDING 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, STEVEN 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</div> <div>25-025751L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, ACCORDING TO THE PLAT THEREOF 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</div> <div>25-025721L</div>
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<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 BARDA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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</div> <div>25-025921L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 Description of Property LOT 9, BLOCK 23, UNIT 4, A REPLAT OF PART OF LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, 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</div> <div>25-025911L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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), year(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 DECLARATION 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 UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 14-46-25-07-0000S.0202 Names in which assessed: TRUNORTH HOLDINGS INC, TRUNORTH HOLDINGS, 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025711L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000525 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: 23-06657 Year of Issuance 2023 Description of Property UNIT 2505, THE CLUB AT CRYSTAL LAKE IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1953, PAGES 782 THROUGH 866, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 27-45-24-30-00025.0050 Names in which assessed: 8256 CHARTER CLUB 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</div> <div>25-025581L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000505 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: 23-06435 Year of Issuance 2023 Description of Property UNIT 18-4 PROVINCETOWN CONDOMINIUM, FORMERLY KNOWN AS NEW SOUTH PROVINCE CONDOMINIUM ACCORDING TO THE DECLARATION 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 RECORD BOOK 989 PAGE 579, OFFICIAL RECORD BOOK 1353 PAGE 1900, OFFICIAL RECORD BOOK 1377 PAGE 291 OFFICIAL RECORD BOOK 1402 PAGE 1646, OFFICIAL RECORD BOOK 1709 PAGE 3086, OFFICIAL RECORD BOOK 1762 PAGE 4657, OFFICIAL RECORD BOOK 1896 PAGE 2043, OFFICIAL RECORD 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, OFFICIAL RECORD BOOK 2270 PAGE 26, OFFICIAL RECORD BOOK 2271 PAGE 1919, OFFICIAL RECORD BOOK 2296 PAGE 1768, OFFICIAL RECORD BOOK 2333 PAGE 3020, OFFICIAL RECORD BOOK 2344 PAGE 3169 AND OFFICIAL RECORD BOOK 2597 PAGE 2434 AND THE PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 3 PAGE 128 AND AMENDED PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 63, CONDOMINIUM PLAT BOOK 5 PAGE 355, CONDOMINIUM PLAT BOOK 6 PAGE 34 AND CONDOMINIUM PLAT BOOK 6 PAGE 77 IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION 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</div> <div>25-025571L</div>
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<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, ACCORDING 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025581L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 PRESERVE, 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025861L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 SUBDIVISION, UNRECORDED AS PER PLAT ON FILE IN OFFICIAL 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025351L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 Description of Property LEASEHOLD INTEREST IN: LOT 128, SIX LAKES COUNTRY CLUB, A COOPERATIVE LOCATED ON THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OR TRACT OF LAND SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33 (NORTHWEST CORNER OF SAID SECTION 34); THENCE S 0 DEGREES, 20'27" E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 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 DEGREES 56'53" WEST PASSING THROUGH THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33 AND CONTINUING 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</div>	<div>THIRD INSERTION</div> <div>EAST QUARTER (E1/4) CORNER OF SAID SECTION 33; THENCE RUN NORTH 89 DEGREES 56'53" EAST FOR 175.42 FEET; THENCE RUN NORTH 00 DEGREES 20'27" WEST ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT FOR 2,656.80 FEET TO SAID COMMON CORNER OF SECTION 27, 28, 33 AND 34 AND THE POINT OF BEGINNING. AS DEPICTED ON A SITE/LOT MAP AS RECORDED 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 GERSTMAYER, JOSEPH M DONAHUE, MAUREEN P DONAHUE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025</div> <div>25-025431L</div>
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--- TAX DEEDS ---

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

THIRD 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 CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 947, PAGE 86, AND AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 13-45-24-30-00000.0220 Names in which assessed: CARMEN M MARTINEZ, CARMEN 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

THIRD INSERTION
NOTICE OF APPLICATION 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

THIRD 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 RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02546L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED 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 property 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 QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02564L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000426 NOTICE IS HEREBY GIVEN that DAVID A BERGER DABTLG6 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 MIRAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

THIRD 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02552L

THIRD 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, ACCORDING TO EXHIBIT “C-2” (PLOT PLAN), OF THE MASTER FORM PROPRIETARY LEASE OF POINSETTIA MOBILE HOME PARK, AS RECORDED 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 ANDERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02567L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED 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, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000491 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02553L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000573 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07323 Year of Issuance 2023 Description of Property LOTS 24 AND 25, BLOCK A, AMENDED PLAT OF COUNTRY MANOR, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT 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 STANBERRY LIAS, PATRICIA STANBERRY LIAS, PATRICIA STANBERRY 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02568L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED 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 RECORDED 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

THIRD 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, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-45-24-01-0000D.0150 Names in which assessed: JOSE SANTANA, LUZ M SANTANA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02560L

THIRD 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 ACCORDING TO THE DECLARATION 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 WHITTLES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02574L

THIRD INSERTION
NOTICE OF APPLICATION 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, TOWNSHIP 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 SUBSURFACE 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 & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02587L

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

THIRD 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 SUBDIVISION KNOWN AS TAMIAMI CITY SUBDIVISION, 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 9, PAGES 6 AND 7. Strap Number 22-43-24-01-00001.061B Names in which assessed: APPLEBY B V CORP, APPLEBY-BV. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000498 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12677 Year of Issuance 2023 Description of Property LOT 2, BLOCK 27, UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-45-26-05-00027.0020 Names in which assessed: TRINIDAD ALVARADO, VERA ALVARADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02583L