

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM Sale to be held at www.storage treasures.com. 0041 - Washington, Susana; 0188 - mateu, Lorenzo; 0210 - hunter, Rodney; 0237 - Mcknight-Simms, Velisicia; 0330 - burke, clarence; 0331 - Tech Help Enterprise LLC Tyndall, Jason; 0340 - powell, Keely; 0379 - Martinez, Ana; 0450 - Robinson, Kiara; 0473 - Johnson, Ambril; 0559 - bowen, dobie; 0593 - Elliott, Reginald; 0658 - Felix, Stephan; 0664 - Luten, Jamika; 0735 - Moss, Marrisra; 0739 - Diaz, Sulem; 0779 - Hernandez, Yucef; 0850 - Wade, Trip; 0976 - Dias, Franciara; 1017 - Ruiz, Nylexcia; 1349 - Luneburg, Sabine; 1394 - Trefas, Sandor; RV2146 - Cox, Joe PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721 Time: 11:00 AM Sale to be held at www.storage treasures.com. 0023A - Cardona, Jesus; 0105E - Taylor, Nicholas; 1002G - Nixon, Jeffery; 1007 - Ashe, Robert; 1009G - Mccune, Steven; 2011G - Arseneau, Aaron; 3007 - guerra, Rafael; 4005G - Thrasher, Trenton PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM Sale to be held at www.storage treasures.com. 050 - Parker, Rodney; 115 - Forrest Jr., Wayne; 160 - Telisma, Roobens; 199 - Mojica, Evaristo; 213 - Feliciano, Evaristo; 311 - Walker, Anthony; 500 - Chandler, Brian; 914 - Nesta, Ashley PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635 Time: 11:30 AM Sale to be held at www.storage treasures.com. B320 - Licort, Rosely; E631 - Laura, Presley PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571 Time: 12:15 PM Sale to be held at www.storage treasures.com. 3001 - Allen, Andrea; 3140 - Dill, Erin; 3182 - Rosario, Jose PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897 Time: 12:30 PM Sale to be held at www.storage treasures.com. A011 - Rau, Shelby Spor; B027 - Kiang, Sabrina; B064 - Santos, Ruth; C009 - Scarola, Frank; E019 - Cabrera, Yaumara; E048 - samedifede, Jordline; F056 - Olibo, Jerry; F067 - Mcturner, Carmen; G017 - Nicholas, Nelson PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811 Time: 12:45 PM Sale to be held at www.storage treasures.com. C052 - Pray, Crystal; C054 - Cyr, Pam; D118 - Francis, Colin; D135 - Robinson, Katwila; E161 - Hil, Casey; F192 - Rojas, Leonardo; F219 - WALKER, NATHALIE; G230 - boyd, Rudolph; H253 - Horvath, Dina; I315 - Elan, Luigi; I317 - Hudson, Liz; J370 - coira, ismael; L464 - Scarola, Angelina; L470 - Clark, Tara PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200 Time: 01:00 PM Sale to be held at www.storage treasures.com. 1033 - Gamble, Dennis; 1072 - Mukovic, Samir; 1113 - Suthard, Frances; 1133 - Volmy, Robenson; 2049 - Monclerc, Tanya; 2067 - Garcia, Roy; 3075 - Cantera, Fernando; 3105 - Shade, Matrice; 3123 - Hernandez, Ana; 316465 - Stern,Aaron; 3231 - Taylor, Lindsay Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. August 8, 15, 202525-02940L

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM Sale to be held at www.storage treasures.com. 1099 - Beckford, Marvin; 1166 - Milhomme, Iphanie; 1183 - Adams, Andre; 1213 - Valentin, Karlina; 2027 - Padilla-Ramos, Rosa; 2038 - Carmona, Abel; 2202 - Echevarria, Arely; 2261 - barton, Christina; 2270 - Virella, Gamalier; 3045 - tatlock, Ashlee; 3069 - Crutchley, Nicholas; 3091 - Perez, Joshue Sotero; 3102 - Buck, Kathy; 3126 - Pierre, Destiney; 3168 - Manzanarez, Carla; 3217 - Garcia, Ruben; 3271 - garner, tarah; 3306 - Youngblood, Cleopatra PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM Sale to be held at www.storage treasures.com. 1099 - Douglas-Rose, Carles; 1128 - Johnson, Barbara; 1143 - Hernandez, Maritza; 1508 - Pagan, Omayra; 2186 - Lanier, kimberly; 2301 - Johnson, Barbara; 2392 - Hamm, Miriam Sale to be held at www.storage treasures.com. F023 - Dodd, Brian; J008 - Lia, Nicole; Q035 - Hyman, Linda; Q042 - Chester, Vegas Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. August 8, 15, 202525-02941L

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 CASA BLU located at 8076 MEDITER-RANEAN DR, 107 in the City of ES-TERO, Lee County, FL 33928 intends to register the said name with the Divi-sion of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of August, 2025. SCARPETTA HOSPITALITY GROUP LLC MATIAS A SUAREZ August 8, 202525-02984L

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 Waste Dumpster Rentals & Demolition 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 30th day of July, 2025. Adapt Dumpster Services LLC August 8, 202525-02948L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Farah & Farah Fort Myers Personal Injury & Car Accident Lawyers ,located at 10 West Adams Street, in the city of Jacksonville, FL, 32202 in the County of Lee, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. OWNER: Farah & Farah, P.A. August 8, 202525-02963L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that KEITH SPRAGUE will engage in business under the fictitious name HARBOR TREE SERVICE, with a physical address 5892 SAILFISH ROAD BOKEELIA, FL 33922, with a mailing address 5892 SAILFISH ROAD BOKEELIA, FL 33922, and al-ready registered the name mentioned above with the Florida Department of State, Division of Corporations. August 8, 202525-02976L

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 DIXIE ROADHOUSE located at 1023 SE 47TH TERR in the City of CAPE CORAL, Lee County, FL 33904 intends to register the said name with the Divi-sion of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of July, 2025. DIXIE ROADHOUSE CAPE CORAL LLC August 8, 202525-02947L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Alva Food Park located at 18250 Palm Beach Blvd, in the County of Lee, in the City of Alva, Florida 33920 intends to register the said name with the Division of Corporations of the Florida Depart-ment of State, Tallahassee, Florida. Dated at Alva, Florida, this 31st day of July, 2025. CCC Equipment Leasing LLC August 8, 202525-02946L

FIRST INSERTION

**BAY CREEK 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 Bay Creek 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 consid-er 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 be-cause 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 evi-dence upon which such appeal is to be based.

District Manager	
August 8, 2025	25-02969L

FIRST INSERTION
BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT & BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF JOINT PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF JOINT REGULAR BOARD OF SUPERVISORS' MEETING. Notice is hereby given that the Boards of Supervisors (“Boards”) of the Brooks of Bonita Springs Community Development District & Brooks of Bonita Springs II Community Development District (“ Districts ”) will hold Joint Public Hearings and a Joint Regular Meeting as follows:

DATE:	August 27, 2025
TIME:	1:00 p.m.
LOCATION:	Estero Community Church 21115 Design Parc Ln. Estero, Florida 33928

The purpose of the joint public hearings is to receive comments and objections on the adoption of the Districts' joint proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A joint regular board meeting of the Districts will also be held at that time where the Boards 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://brookscdds.net/>.

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

Any person requiring special accommodations at this joint hearing and joint meet-ing because of a disability or physical impairment should contact the District Man-ager's Office at least forty-eight (48) hours prior to the meeting. If you are hear-ing 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 joint public hearing or joint regular 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 8, 15, 2025	25-02972L

FIRST INSERTION
NOTICE OF INTENTION TO FILE FICTITIOUS NAME NOTICE is hereby given that the un-dersigned, pursuant to the provisions of Section 865.09, Florida Statutes, will register with the Division of Cor-porations, State of Florida, upon re-ceipt of the Proof of Publication of this Notice, the fictitious name, to wit: MERIWETHER COMPANIES, under which it is engaged in business in Lee County, Florida. The only party of inter-est in said business is Meriwether Con-struction Group, LLC, a Florida limited liability company. Dated: August 8, 2025 Eric J. Mattison, Esq. Attorney for Meriwether Constriction Group, LLC. Shutts & Bowen, LLP 525 Okeechobee Blvd. #1100 West Palm Beach, FL 33401 561-835-8500 August 8, 202525-02982L

FIRST INSERTION
NOTICE OF INTENTION TO FILE FICTITIOUS NAME NOTICE is hereby given that the un-dersigned, pursuant to the provisions of Section 865.09, Florida Statutes, will register with the Division of Cor-porations, State of Florida, upon receipt of the Proof of Publication of this Notice, the fictitious name, to wit: MERI-WETHER ESTATE MANAGEMENT, under which it is engaged in business in Lee County, Florida. The only party of interest in said business is Meriwether Construction Group, LLC, a Florida limited liability company. Dated: August 8, 2025 Eric J. Mattison, Esq. Attorney for Meriwether Constriction Group, LLC. Shutts & Bowen, LLP 525 Okeechobee Blvd. #1100 West Palm Beach, FL 33401 561-835-8500 August 8, 202525-02981L

FIRST INSERTION
NOTICE OF ACTION FOR STEPPARENT ADOPTION AND OTHER RELATED DOCUMENTS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-DR-2773 NAHUM VELASCO VELASCO, Petitioner and LiLi Ramirez Ramirez, Emmanuel Garcia Matias Respondent. TO: Emmanuel Garcia Matias 8247 Beacon Blvd., Ft Myers, FL 33907 YOU ARE NOTIFIED that an action for STEPPARENT ADOPTION has been filed against you and that you are required to serve a copy of your writen defenses, if any, to it on NAHUM VELASCO VELASCO, whose address is 1525 NE 35th ST., CAPE CORAL, FL 33909, on or before Sept 15, 25, and file the original with the clerk of this Court at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be en-tered against you for the relief demand-ed 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 Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing dismissal or striking of pleadings. Dated: 08/04/25. CLERK OF THE CIRCUIT COURT By: JG {Deputy Clerk} August 8, 15, 22, 29, 202525-02985L

FIRST INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Fa-cility 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 8/26/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and ga-rage essentials. Clifford Newton unit #00165; Amanda Powell unit #00208; Terri Seeger unit #00595 - BMW Sed-an Lic Plate # UQP8H, 2 Motors and an Engine Hoist. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details August 8, 15, 202525-02943L

FIRST INSERTION
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 08/30/25 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSU-ANT TO FLORIDA STATUTE 713.585. NAME: SUN SPORTS CYCLE AND WATERCRAFT, INC 2014 KAWA JKBKRCB1XEB501279 4917.87 26 TEL:813-697-1791 MV#:MV4753 LOCATION: 3441 COLONIAL BLVD STE 1, FORT MYERS, FL 33966/ NAME: FLORIDA FLEET REPAIR- WEST, LLC 2022 FRHT 4UZAC3GA9NCNH2449 5597.26 TEL:813-697-1791 MV#: MV113540 LOCATION: 6551 CORPORATE PARK CIR FORT MYERS, FL 33966/ August 8, 202525-02944L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Marvelous Women League located at 2216 NW 25th St, in the County of Lee, in the City of Cape Coral, Florida 33993 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-see, Florida. Dated at Cape Coral, Florida, this 03rd day of August, 2025. Eliezer Alica August 8, 202525-02975L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000686
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: 23-14299
Year of Issuance 2023
Description of Property LOT 1, BLOCK 165, SOUTH PART UNIT 26, GREENBRIAR, SECTION 5, 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 27, PAGE 43, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 05-44-27-07-00165.0010
Names in which assessed: KIMBERLY STURLESE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02914L

FIRST INSERTION

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

Tax Deed #:2025000641
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: 23-15511
Year of Issuance 2023
Description of Property WEST 1/2 OF LOT 1, BLOCK 2, UNIT 1, SECTION 13, 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 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-01-00002.001A
Names in which assessed: JAMES WRIGHT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02918L

FIRST INSERTION

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

Tax Deed #:2025000647
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: 23-15868
Year of Issuance 2023
Description of Property LOT 15, BLOCK 45, UNIT 12, SECTION 15, 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 17, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-44-27-12-00045.0150
Names in which assessed: MAX R RAMIREZ ROSALES, MAX RICARDO RAMIREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02921L

FIRST INSERTION

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

Tax Deed #:2025000697
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: 23-18463
Year of Issuance 2023
Description of Property LOT 5, BLOCK 20, UNIT 5, SOUTHWOOD, SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 64, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-05-00020.0050
Names in which assessed: SUI WAH LOU

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02929L

FIRST INSERTION

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

Tax Deed #:2025000706
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: 23-21221
Year of Issuance 2023
Description of Property LOT 6, BLOCK 70, SOUTH PART UNIT 7, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 18, AT PAGE 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-07-00070.0060
Names in which assessed: CARL A. JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02936L

FIRST INSERTION

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

Tax Deed #:2025000707
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: 23-21268
Year of Issuance 2023
Description of Property LOT 3, BLOCK 85, SOUTH PART PLAT OF UNIT 9, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 105 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00085.0030
Names in which assessed: CYRE RICHARDS, JESSICA HUBERT-TOUSSAINT, MICHAEL A HOLDER II

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02937L

FIRST INSERTION

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

Tax Deed #:2025000722
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: 23-08665
Year of Issuance 2023
Description of Property LOT 78, BLOCK 7, OF THAT CERTAIN SUBDIVISION KNOWN AS LEITNER CREEK MANOR, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 30, PAGE 80. TOGETHER WITH THAT CERTAIN 1968 VANDYKE MOBILE HOME, IDENTIFICATION NUMBER 4GV5212F2N4151. Strap Number 25-47-25-B4-00207.0780
Names in which assessed: BRIGID K. CONNOR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02893L

FIRST INSERTION

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

Tax Deed #:2025000674
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: 23-12084
Year of Issuance 2023
Description of Property LOT 2, BLOCK 112, UNIT 12, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-00112.0020 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-12-00112.0020
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02904L

FIRST INSERTION

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

Tax Deed #:2025000705
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: 23-16680
Year of Issuance 2023
Description of Property LOT 15, BLOCK 14, UNIT 4, SECTION 23, 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 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-04-00014.0150
Names in which assessed: ANDREW J CUDAR, ANDREW J. CUDAR, CLARA J CUDAR, DEBORAH C. CUDAR, ESTATE OF GERALD A CUDAR, ESTATE OF GERALD A. CUDAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02923L

FIRST INSERTION

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

Tax Deed #:2025000677
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: 23-19031
Year of Issuance 2023
Description of Property LOTS 12 AND 13, BLOCK 75, UNIT 13, SECTION 10, 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 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-27-13-00075.0120
Names in which assessed: MARGARET G GIBSON, MARGARET GIBSON, N GIBSON, NIAL L GIBSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02930L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-00221
IN RE: ESTATE OF
JEFFREY JAMES FORTUNATO,
Deceased.

The administration of the estate of Jeffrey James Fortunato, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 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 August 8, 2025.

Personal Representative:
Signed by: Elizabeth Fortunato
Elizabeth Fortunato
1914 NW 36th Avenue,
Cape Coral, Florida 33993
Attorney for Personal Representative:
/s/ Maria F. Arana
MARIA F. ARANA
Attorney for Personal Representative
1714 Cape Coral Parkway East
Cape Coral, FL 33904
Phone: (239) 542-4733/
Fax: (239) 542-9203
Florida Bar No. 1054427
E-Mail:
mariaA@capecoralattorney.com
Secondary E-mail:
courtfilings@capecoralattorney.com
August 8, 15, 2025

25-02961L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002357
Division: Probate
IN RE: ESTATE OF
PHYLLIS IRENE PFUHL,
a/k/a PHYLLIS I. PFUHL,
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 Phyllis Irene Pfuhl, a/k/a Phyllis I. Pfuhl, deceased, File Number 25-CP-002357, 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 June 6, 2025; that the total value of the estate is \$19,964.65 in non-exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Herbert Pfuhl, III
988 Mountain House Rd.
Halifax, PA 17032
Debra L. Schoming,
f/k/a Debra L. Gresh
902 Sawgrass Dr.
Greensburg, PA 15601
Paula M. Urban,
f/k/a Paula M. Pfuhl
20098 Eagle Stone Dr.
Estero, FL 33928
Dawna J. Benner,
f/k/a Dawna J. Pfuhl
11661 Spoonbill Lane
Fort Myers, FL 33913
Jacquelyn A. Regula

13486 Southern Way
Windermere, FL 34786
Ryan J. Regula
2457 E. Montecito Ave.
Phoenix, AZ 85016
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 8, 2025.

Person Giving Notice:
Herbert Pfuhl, III
988 Mountain House Rd.
Halifax, PA 17032
Attorney for Person Giving Notice
Lowell S. Schoenfeld
Attorney for Herbert Pfuhl, III
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
bethm@trustska.com
4917-4569-1991, v.1
August 8, 15, 2025

25-02967L

FIRST INSERTION

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

Tax Deed #:2025000605
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: 23-17896
Year of Issuance 2023
Description of Property LOT 10, BLOCK 51, UNIT 9, LEHIGH ACRES, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 178, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-09-00051.0100
Names in which assessed: JUAN ROBERTO VALDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02927L

FIRST INSERTION

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

Tax Deed #:2025000666
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: 23-11689
Year of Issuance 2023
Description of Property LOT 7, BLOCK 24, UNIT 3, LEHIGH ACRES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-03-00024.0070
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02898L

FIRST INSERTION

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

Tax Deed #:2025000672
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: 23-12048
Year of Issuance 2023
Description of Property LEHIGH ACRES UNIT 8 BLK.81 DB 281 PG 50 LOTS 11 + 12 LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-00081.0110 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-L3-08081.0110
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02902L



FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2259
IN RE: ESTATE OF
LOUIS ZELAZNY JR.
a/k/a LOUIS ZELAZNY,
Deceased.

The summary administration of the estate of Louis Zelazny Jr. a/k/a Louis Zelazny, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Alvaro C. Sanchez
Personal Representative
Attorney for Personal Representative:
AISHA M. CRUZ TIRADO
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 1040464
Email: aisha@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
August 8, 15, 2025 25-02988L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001818
IN RE: ESTATE OF
DAVID DAMON,
Deceased.

The administration of the estate of DAVID DAMON, deceased, whose date of death was December 27, 2024; File Number 25-CP-001818, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 8, 2025.

COLEEN BRUCE
Personal Representative
761 Trinity Hills Drive, Apt 3105
Austin, TX 78737
Haimo Law
Attorneys for Petitioner
7900 Peters Rd. Ste B-200
Plantation, Florida 33324
Telephone: (954) 228-3369
E-mail Addresses:
eservice@haimolaw.com
By: Barry E. Haimo, Esq.
(FBN 0055943)
Barry@HaimoLaw.com
Cristin Buell, Esq. (FBN 51987)
Cristin@Haimo.Law
August 8, 15, 2025 25-02998L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 23-CA-13456
CNC GROUP, LLC, a Florida
Limited Liability Company
Plaintiff, vs.
AISLING HOME PARTNERS,
LLC, a California limited
liability company, DISTINCTIVE
DWELLINGS, LLC, a Utah limited
liability company, ALMA BORCUK,
LEGAL OWNER VIA
NON-TRUST CUSTODIAL
IRA WITH AET, and AKIN
CONTEXTURAL RESEARCH, LTD,
a Nevada corporation
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment of Foreclosure
dated the 14th day of April, 2025, and
entered in Case No.: 23-CA-13456, of
the Circuit Court of the Twentieth Judicial
Circuit in and for Lee County,
Florida, wherein CNC GROUP, LLC, a
Florida limited liability company, is the
Plaintiff and AISLING HOME PARTNERS,
LLC, a California limited liability company,
DISTINCTIVE DWELLINGS, LLC, a Utah
limited liability company, ALMA BORCUK,
LEGAL OWNER VIA NON-TRUST CUSTODIAL
IRA WITH AET, and AKIN CONTEXTURAL
RESEARCH, LTD, a Nevada corporation, are
the Defendants.

The Clerk of this Court shall sell to the highest bidder for cash electronically at www.lee.realforeclose.com on the Clerk's website for on-line auctions at 9:00 a.m. on the 28th day of August, 2025, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block B, PINE ISLAND CENTER UNIT 2, according to the plat thereof as recorded in Plat Book 9, Page 120, of the Public Records of Lee County, Florida.
Parcel ID No. 28-44-22-02-0000B.0050
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.

08/01/2025
KEVIN C. KARNES
Clerk of the Court
(SEAL) By: T. Mann
Deputy Clerk
August 8, 15, 2025 25-02965L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001699
IN RE: ESTATE OF
ROSEMARY AGNES RYAN
Deceased.

The administration of the estate of ROSEMARY AGNES RYAN, deceased, whose date of death was November 18, 2024, and whose social security number is xxx-xx-8343, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 8/8/2025.

Personal Representative:
CHRISTOPHER S. RYAN
8247 Steeple Chase Drive,
West Palm Beach, FL 33418
Attorney for Personal Representative:
CHRISTOPHER J. DENICOLOR
E-Mail Address:
christopher@gassmanpa.com
E-Mail Address:
nmoon@gassmanpa.com
Florida Bar No.: 043684
Gassman, Crotty & Denicolo, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
August 8, 15, 2025 25-02987L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1670
IN RE: ESTATE OF
WARREN BRUCE MACKAY,
a/k/a WARREN B. MACKAY,
a/k/a W. B. MACKAY,
Deceased.

The administration of the estate of WARREN BRUCE MACKAY, also known as WARREN B. MACKAY and W.B. MACKAY, 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 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 8, 2025.

Signed on this 24 day of July, 2025.
BERNADETTE SEMACHKO
Personal Representative
3426 Daisy Court
Brunswick, OH 44212
Elizabeth Abraham 1059457 for
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar No. 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Email: Nicole@lawswfl.com
Secondary Email:
Victoria@lawswfl.com
August 8, 15, 2025 25-02957L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000235
IN RE: ESTATE OF
BETTY J. HODGE
Deceased.

The administration of the estate of BETTY J. HODGE, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr., Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 8, 2025.

Personal Representative:
Janice Daniels
3011 SW 6th Street
Pompano Beach, FL 33069
Attorney for Personal Representative:
CELENA R. NASH, ESQ.
Florida Bar Number: 055427
Law Offices of Celena R. Nash, P.A.
7501 Wiles Road, Suite 204
Coral Springs, FL 33067
Telephone: (954) 509-3793
E-Mail: celena@nashreallaw.com
August 8, 15, 2025 25-02999L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2365
IN RE: ESTATE OF
SWADESH SHARMA,
Deceased.

The administration of the estate of Swadesh Sharma, 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 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.

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. 732.221, 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 August 8, 2025.

Personal Representative:
Sukh Dev Sharma
23850 Via Italia Circle, Unit 1904
Bonita Springs, FL 34134
Attorney for Personal Representative:
/s/ Marve Ann M. Alaimo, Esq.
Marve Ann M. Alaimo
malaimo@porterwright.com
flprobate@porterwright.com
Florida Bar No. 117749
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
August 8, 15, 2025 25-02968L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-002079
IN RE: THE ESTATE OF
BELLA ELAINE KONTINOS.
deceased

The administration of the Estate of BELLA ELAINE KONTINOS, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025

Personal Representative:
Thomas Charles Kontinos
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
August 8, 15, 2025 25-02954L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2381
Division Probate
IN RE: ESTATE OF
CLAIRE A. OBERG A/K/A
CLAIRE A. OBERG
Deceased.

The administration of the estate of Claire A. Oberg a/k/a Claire A. Oberg, 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 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. 732.221, 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 8, 2025.

Personal Representative:
ROBIN DE LA TORRE
5141 NW 57th Way
Coral Springs, Florida 33067
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
August 8, 15, 2025 25-02960L

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-001747
IN RE: ESTATE OF
TIMOTHY PAUL DONALDSON,
Deceased

The administration of the estate of Timothy Paul Donaldson, deceased, whose date of death was February 17, 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,

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002078
IN RE: ESTATE OF
ARELIS LLANES
Deceased.

The administration of the estate of ARELIS LLANES, deceased, whose date of death was January 13, 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.

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.

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 8, 2025.

Personal Representative:
ROBIN DE LA TORRE
5141 NW 57th Way
Coral Springs, Florida 33067
Attorney for Personal Representative:
Andrew G. Rosenberg, Esq.
Florida Bar Number: 0012904
Law Offices of Andrew G. Rosenberg, P.A.
5421 N. University Drive, Suite 101
Coral Springs, Florida 33067
Telephone: (954) 755-7803
Fax: (954) 755-5756
E-Mail:
andrew@rosenberglawfirm.net
August 8, 15, 2025 25-02955L

FIRST INSERTION

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 8, 2025.

Personal Representative:
Tyree Martin
6185 Mountcreek Place
Peachtree Corners, Georgia 30092
Attorney for Personal Representative:
Lisa Curia George
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way,
Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275.0808
Fax: (239) 275.3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
pat@mikehagen.com
August 8, 15, 2025 25-02980L

IV20906_V11

SAVE TIME

Email your Legal Notice

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

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-002330</div> <div>IN RE: ESTATE OF LINDA LEA TAIT</div> <div>Deceased.</div> <div>The administration of the estate of LINDA LEA TAIT, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 8, 2025.</div> <div>Personal Representative: JOHN FERRARI, JR. 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfi.com Secondary E-Mail: pollyb@elderlegalfi.com August 8, 15, 202525-02962L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002321</div> <div>IN RE: ESTATE OF DOROTHY A. GILL,</div> <div>Deceased.</div> <div>The administration of the estate of DOROTHY A. GILL, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 8, 2025.</div> <div>Signed on this 31st day of July, 2025.</div> <div>DANIEL M. GILL Personal Representative 17440 Via Lugano Court Miromar Lakes, Florida 33913 Brian V. McAvoy Attorney for Personal Representative Florida Bar No. 0047473 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34108 Telephone: (239) 649-6200 Email: bmcavoy@ralaw.com Secondary E-Mail: serve.bmcavoy@ralaw.com August 8, 15, 202525-02956L</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-2306</div> <div>IN RE: ESTATE OF GUST ZOGAS</div> <div>Deceased.</div> <div>The administration of the estate of Gust Zogas, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 8, 2025.</div> <div>Personal Representative: Thomas C. Zogas 182 Connecticut Avenue Sinking Spring, Pennsylvania 19608 Attorney for Personal Representative: Janet M. Strickland, FL Bar No. 137472 Neva K. Torres, FL Bar No. 1049725 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 August 8, 15, 202525-02996L</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-2309</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF THOMAS ABELL COLLINS</div> <div>Deceased.</div> <div>The administration of the estate of Thomas Abell Collins, deceased, whose date of death was June 20, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 8, 2025.</div> <div>Personal Representative: Thomas A. Collins, II 100 Aviation Drive S., Suite 106 Naples, Florida 34104 Attorney for Personal Representative: Thomas A. Collins, II, Esq. Florida Bar Number: 0894206 THORNTON LAW FIRM, PLLC 100 Aviation Drive S., Suite 106 Naples, Florida 34104 Telephone: (239) 649-4900 Fax: (239) 649-0823 E-Mail: tcollins@swflaw.com Secondary E-Mail: dphillips@swflaw.com August 8, 15, 202525-02958L</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-002353</div> <div>Division Probate</div> <div>IN RE: ESTATE OF IVERNE PRUITT</div> <div>Deceased.</div> <div>The administration of the estate of IVERNE PRUITT, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 8, 2025.</div> <div>Personal Representative: Gerald Anthony Pruitt 3410 Sunrise Trail Port Charlotte, Florida 33952 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 Fax: (239) 214-6080 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com August 8, 15, 202525-02986L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-001855</div> <div>IN RE: ESTATE OF DOUGLAS KING</div> <div>Deceased.</div> <div>The administration of the estate of DOUGLAS KING deceased, whose date of death was April 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 8, 2025.</div> <div>Personal Representative: MELINDA KING 2060 Matecumbe Key Road Unit 2501 Punta Gorda, FL 33955 Attorney for Personal Representative Mary E. Trask, Esq. Florida Bar Number: 10927 Trask Law 16500 Burnt Store Road, Suite A-104 Punta Gorda, FL 33955 Telephone: (941) 655-8003 Fax: (239) 244-8563 E-mail: metesq@yahoo.com Secondary E-Mail: trasklaw@gmail.com August 8, 15, 202525-03000L</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-002390</div> <div>IN RE: ESTATE OF RONALD E. FERGUSON</div> <div>Deceased.</div> <div>The administration of the estate of Ronald E. Ferguson, deceased, whose date of death was July 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, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand</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-2345</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF MATTHEW ROBERT ROYSTON A/K/A MATTHEW R. ROYSTON A/K/A MATTHEW ROYSTON</div> <div>Deceased.</div> <div>The administration of the estate of Matthew Robert Royston a/k/a Matthew R. Royston a/k/a Matthew Royston, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</div>	<div>FIRST INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO. 25-CA-001167</div> <div>RAUL ERNESTO RAMIREZ JORGE, Plaintiff, v. JOSE ANTONIO GARCIA and JUAN F. GONZALEZ, Defendants.</div> <div>TO: DEFENDANT, JOSE ANTONIO GARCIA</div> <div>YOU ARE NOTIFIED that an action has been filed against you to reform a deed to a parcel of real property located in Lee County, Florida:</div> <div>Lot 18, Block 114, Unit 11, LEHIGH ACRES, Section 12, Township 45 South, Range 26 East, according to the plat thereof as recorded in Plat Book 15, Page 98, of the Public Records of Lee County, Florida.</div> <div>You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, on or before September 15, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</div> <div>WITNESS, my hand and seal of this Court on this 4th day of August, 2025.</div> <div>KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris Deputy Clerk</div> <div>Jacqueline F. Perez, Esquire, KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 August 8, 15, 22, 29, 202525-02978L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO.: 2025-CA-2430</div> <div>JAMES D. JORDAN, Plaintiff, v. JEFF ALBRIGHT; ET AL., Defendants.</div> <div>To: JEFF ALBRIGHT; UNKNOWN SUCCESSOR TRUSTEE OF THE FRANCILLE GALLOWAY REVOCABLE TRUST DATED AUGUST 10, 1990</div> <div>YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:</div> <div>LEHIGH ACRES UNIT 10 BLK 94 PB 15 PG 61 LOT 6 LESS SUBSURFACE RIGHTS ASSESSED UNDER 12-44-26-99-10094.0060 AS DESC IN 2024000048276 More commonly known as: 2611 58th Street West, Lehigh Acres, FL 33971</div> <div>has been filed by Plaintiff, JAMES D. JORDAN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before September 15, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.</div> <div>Witness my hand and the seal of this court on this 05 day of August, 2025.</div> <div>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap Deputy Clerk</div> <div>Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 August 8, 15, 22, 29, 202525-02994L</div>
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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.

05 AUGUST 2025

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-007346 CIVIC REAL ESTATE HOLDINGS III, LLC, Plaintiff, v. JVM INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and Enforcement of Assignment of Rents and Leases dated July 28, 2025, issued in and for Lee County, Florida, in Case No. 2024-CA-007346, wherein CIVIC REAL ESTATE HOLDINGS III, LLC is the Plaintiff, and JVM INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CITY OF FORT MYERS, FLORIDA and LISA M COMASTRO N/K/A LISA MORIE PINES are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 28, 2025, at electronic sale beginning at 9:00 AM, at www.lee.	realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and Enforcement of Assignment of Rents and Leases, to wit: LOTS 10, 15, 16, 17, AND 18, BLOCK D, ALTAMONT PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Property Address: 2326 CLIFFORD ST, FORT MYERS, FL 33901 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated: 07/30/2025 KEVIN C. KARNES, Clerk of Court (SEAL) By: N Wright Angad Deputy Clerk HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Phone: (954) 893-7874 Fax: (888) 235-0017 E-Mail: Pleadings@HowardLaw.com Harris@HowardLaw.com Counsel for Plaintiff August 8, 15, 202525-02953L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-003206 ANTHONY AMOROSO, Plaintiff, v. FELISA A. ULAT and CARLINA A. ALVARADO, Defendants. TO: FELISA A. ULAT 2440 TIEBOUT AVENUE, APT B BRONX, NEW YORK 10458 CARLINA A. ALVARADO 2440 TIEBOUT AVENUE, APT B BRONX, NEW YORK 10458 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 3, BLOCK 14, UNIT 3, 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, RE-	CORDED IN PLAT BOOK 18, PAGE 56, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before September 15, 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 05 day of August, 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 August 8, 15, 22, 29, 202525-02995L

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-001106 LOAN FUNDER LLC, SERIES 50395, Plaintiff, vs. COCO HAMMOCK ASSETS LLC, a Florida Limited Liability Company; JOHN PATRICK SCIASCIA; KELLY GREENS MASTER ASSOCIATION, INC., a Florida Corporation not-for-profit, Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on July 28, 2025 in the Civil Case No. 25-CA-001106 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 SEPTEMBER 4, 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 17, Block D, Kelly Greens, Unit 4, according to plat thereof as recorded in Plat Book 42, Page 74, of the Public Records of Lee County, Florida. Property address: 16131 Kelly Woods Drive, Fort Myers, FL 33908 Parcel ID: 08-43-46-05-01-009-0150 Folio ID: 10121171 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 08/01/2025 Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: T. Mann August 8, 15, 202525-02966L	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-006241 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THOMAS CHARLES SAWYER A/K/A THOMAS CHARLES SAWYER, SR., 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-006241 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: Lots 42 and 43, Block 669, Unit 21, Cape Coral Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Pages 149 through 173, inclusive, of the Public Records of Lake County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this 04 day of August, 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 24-10409FL August 8, 15, 202525-02979L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE No. 24-CA-003878 TOWD POINT MORTGAGE TRUST 2015-6, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, PLAINTIFF, VS. MARIA EUCADIS BLANCO A/K/A MARIA E. BLANCO, ET AL. DEFENDANT(S). To: DAVID C. BEHNEY RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 10070 E. Calusa Club Drive, Miami, FL 33186 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property locate in Lee County, Florida: UNIT F, BUILDING 2000, FOXMOOR VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1535, PAGE 751, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and	file the original with the Clerk of the Court, within 30 days after the first publication of this notice, immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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. Date: 07/30/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By K. Shoap Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 22-000557/24-CA-003878/SPS August 8, 15, 202525-02952L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-002359 PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSEPH WHITE A/K/A JOSEPH R. WHITE, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Joseph White A/K/A Joseph R. White, Deceased Last Known Residence: Unknown TO: Jeffrey White Last Known Residence: 178 Blackstone Drive Fort Myers, FL 33913 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida: LOT 25, BLOCK 273, UNIT 70,	MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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. Dated on July 30, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1221-17182B Ref# 12024 August 8, 15, 202525-02950L

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-001529 OLD BRIDGE VILLAGE CO-OP, INC., a Florida Not-For-Profit Corporation, Plaintiff, -vs- THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GORDON E. STROUD, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA ELLEN STROUD, deceased, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, and FLORIDA DEPARTMENT OF REVENUE, Defendants. TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GORDON E. STROUD, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA ELLEN STROUD, deceased, YOU ARE NOTIFIED that Plaintiff, Old Bridge Village Co-op, Inc. has filed an action seeking to eject you and quiet title to real property identified as 14621 Paul Revere Loop, North Fort Myers, Florida 33917, located in Lee County, Florida, and more particularly identified as follows: Unit # 524 of OLD BRIDGE VILLAGE, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on July 12, 2002 in Official Records Book 03684, Page 4782, Public Records of Lee County, Florida; subject to: Mortgage encumbering the park in favor of BANK OF AMERICA, N.A., in the principal amount of TWENTY MILLION, SIX	HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$20,650,000.00) recorded July, 23, 2002 in Official Records Book 03691, Page 0813; and Collateral Assignment of Leases, Rents and Profits recorded July 23, 2002 in Official Records Book 03691, Page 0825; and the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838; all of the Public Records of Lee County, Florida; and the Master Form Proprietary Lease, Articles of Incorporation, Bylaws and Rules and Regulations of OLD BRIDGE VILLAGE CO-OP, INC. upon which lies the following double-wide mobile home: YEAR: 1974, MAKE: BARR, and VIN NOS. 4W033204S3621U and 4W033204S3621X and on or before September 08, 2025, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for four consecutive weeks in the Business Observer. WITNESS my hand and the seal of this Court on this 30 day of July, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk Michael E. Schuchat, Esq. Lutz, Bobo & Telfair, P.A. One Sarasota Tower Two North Tamiami Trail, Fifth Floor Sarasota, Florida 34236 T: (941) 951-1800 F: (941) 366-1603 meschuchat@lutzbobocom ; and arice@lutzbobocom August 8, 15, 22, 29, 202525-02949L

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003248 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. SHADI ENTERPRISES INC, et al. Defendant(s). TO: SHADI ENTERPRISES, INC., whose last known business address is: 10442 103RD ST, OZONE PARK, NY 11417 THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 20, BLOCK 26, UNIT 7, LEHIGH ACRES, SEC'ON 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.	has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 07/31/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright Angad DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 25-293092 August 8, 15, 202525-02959L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-002165 EF MORTGAGE LLC, Plaintiff, v. APSTONE CAPITAL GROUP, LLC, a Florida Limited Liability Company; SANTIAGO J. ARBELAEZ, an Individual; TRINITY LIFE INSURANCE COMPANY; PEAK EQUITY GROUP LLC, Defendant. To the following Defendant(s): PEAK EQUITY GROUP LLC (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: PARCEL 1: LOTS 15 AND 16, BLOCK 4239, UNIT 60 CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGES 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 1229 Northwest 37th Place, Cape Coral, FL 33993 PARCEL 2: LOTS 31 AND 32, BLOCK 4283, UNIT 61 CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGES 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.	FLORIDA. A/K/A 1640 NW 38TH AVE., CAPE CORAL, FL 33993 a/k/a 1229 NW 37th Pl, Cape Coral, FL 33993 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is , , within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 30 day of July, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By K. Shoap As Deputy Clerk August 8, 15, 202525-02951L

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No: 2023-CA-004241 J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DANIEL HINKLE, DECEASED; et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 07/24/2025, and entered in Case No. 2023-CA-004241 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DANIEL HINKLE, DECEASED; DANIEL HINKLE, JR., AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; DIANE HINKLE, A KNOWN HEIR OF DANIEL HINKLE, DECEASED; KRISTEN HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; COREY HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; DANIELLE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; CAROLE HINKLE, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; DESTINY HINKLE, A MINOR CHILD, C/O DANIELLE HINKLE, HER GUARDIAN, AS KNOWN HEIR OF DANIEL HINKLE, DECEASED; UNKNOWN SPOUSE OF DANIEL HINKLE; UNKNOWN SPOUSE OF DANIEL HINKLE, JR.; UNKNOWN SPOUSE OF DIANE HINKLE; UNKNOWN SPOUSE OFKRISTEN HINKLE; UNKNOWN SPOUSE OF COREY HINKLE; UNKNOWN SPOUSE OF DANIELLE HINKLE; UNKNOWN SPOUSE OF CAROLE HINKLE,	are Defendants, Kevin C Karnes, Lee County Clerk of Courts will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com/ at 9:00 a.m. on August 28, 2025, the following described property set forth in said Final Judgment, to wit:Lee County Real Property: LOTS 63 AND 64, BLOCK 48, LAKEWOOD TERRACE, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 117, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Commonly known as: 2408 Bay Plz, Lehigh Acres, FL 33936 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED August 1st, 2025 08/05/2025 Kevin C. Karnes, Clerk of Courts (SEAL) T Mann By Deputy Clerk /s/ J. Bennett Kitterman J. Bennett Kitterman, Esq. Florida Bar No. 98636 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bkitterman@lenderlegal.com EService@LenderLegal.com LLS14281-Hinkle August 8, 15, 202525-02997L

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 21-CA-5951 REGIONS BANK, Plaintiff, v. SNOW MASS PROPERTY LLC, 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 and the Order Granting Defendants' Motion to Reset the Date of Foreclosure Sale dated August 4, 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 28th 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: 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: 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 centerline) of the Seaboard Coast Line Railroad; thence continue North 89°00'36" East along said North line for 445.45 feet to the West line of a 12.5 feet wide strip for drainage and public utilities purposes lying adjacent to 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"</p>		<p>East along said West line for 221.06 feet to an intersection with the centerline of a 40 feet wide drainage easement; thence run South 88°45'50" West along said centerline for 291.41 feet; thence run South 78°03'12" West along said centerline for 149.58 feet to an intersection with said East right-of-way line of said Seaboard Coast Line Railroad; thence run North 00°40'41" West along said East right-of-way line for 250.72 feet; thence run South 89°00'38" East for 440.62 feet to the Point of Beginning. With an address of 12090 Metro Parkway, Fort Myers, Florida 33966. All buildings, structures and other improvements now or hereafter located on, above or below the surface of the real property described on Exhibit "A" attached to this Financing Statement, or any part or parcel thereof (the "Mortgaged Property"), together with: (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. (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. (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</p>	
<p>FIRST INSERTION</p>		<p>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, airconditioning, 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. (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. (e) All paving for streets, roads, walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Mortgaged Property. (f) Any and all awards or payments, including interest 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</p>	
<p>FIRST INSERTION</p>		<p>which encumbers the Mortgaged Property (the -Mortgages) at the date of receipt of any such award or payment by Secured Party and of the reasonable attorney's fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment. (g) All of the right, title and Interest of Debtor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of the Mortgage, and all proceeds or sums payable for the loss of or damage to (a) any property encumbered by the Mortgage, or (b) rents, revenues, Income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the Mortgaged Property. Collier County Real Property Lot 11, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 136, inclusive, of the Public Records of Collier County, Florida. and Lot 10, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 146, inclusive, of the Public Records of Collier County, Florida. Together with all existing and subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way and appurtenances; all water, water rights, watercourses and ditch rights(including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to the Real Property, including without limitation all minerals, oil, gas, geothermal and similar matters. Personal Property All inventory, equipment, 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 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, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records</p>	
<p>FIRST INSERTION</p>		<p>and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property of Debtor. The following motor vehicles and trailers: 1) DODGE 1500; VIN: 1D7H-A18D14J255436; Year: 2004. 2) FORD E350; VIN: 1FDWE35L14HB04189; Year 2004. 3) DODGE 3500; VIN: 3D7M-S48C65G818780; Year 2005. 4) 8' x 24' GOOSENECK CTRA TRAILER; VIN: 4YMG-D242X5G102749; Year 2005. 5) 8' x 16' GRANITE STAGE TRAILER. 6) 6' x 10' x 20' EQUP TRAILER; VIN: 4Y3US2025YS006547; Year 2000. 7) 5' x 12' MOBILE MFG SLT5000 TRAILER; VIN: 1M9KA1218V1319254; Year 1997. 8) 6' x 15' CRONKHITE 4200ESA TRAILER; VIN: 47342202741111099 And ALL BUSINESS ASSETS of Debtor, whether now owned or hereafter acquired, together with all replacements, accessions, proceeds, and products of the foregoing, wherever located. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this 5th day of August, 2025. 08/05/2025 (SEAL) T Mann CLERK OF COURT LEE COUNTY, FLORIDA /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 golden@burr.com Secondary E-Mail Addresses: mguerra@burr.com and dmorse@burr.com Attorneys for Plaintiff 46622109 v1 August 8, 15, 2025 25-02991L</p>	
<p>FIRST INSERTION</p>		<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003022 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARIBEL SANDOVAL AND OZVALDO SANDOVAL, et. al. Defendant(s), TO: JAVIER SANDOVAL, whose last known residences are: 11571 PAWLEY AVE, BONITA SPRINGS, FL 34135, and 27646 WISCONSIN ST, BONITA SPRINGS, FL 34135, and 19000 TAMPA RD S, FORT MYERS, FL 33967 and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 25 AND 26, BLOCK 261, SAN CARLOS PARK UNIT 19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 371, PAGE 473, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed here in. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 07/31/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright Angad DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-300741 August 8, 15, 2025 25-02964L</p>	
<p>FIRST INSERTION</p>		<p>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-2445 IN RE: ESTATE OF Michael Kurt Pfister, Aka: Micheal Kurt Pfister Deceased. The administration of the estate of Michael Kurt Pfister, Aka: Micheal Kurt Pfister, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is Collier County Government Complex, 3315 East Tamiami Trail, Naples, Florida 34112-5324. 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 personas 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 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 August 8, 2025. Personal Representative Marissa Pfister 8518 Cypress Dr. S., Fort Myers, FL 33967 Attorney for Personal Representative KAREN S. BEAVIN, ESQUIRE Florida Bar No. 797261 KAREN S. BEAVIN, P.A. 2681 Airport Road South, Suite C-107 Naples, Florida 34112 (239) 643-6271 or Fax 529-3158 August 8, 15, 2025 25-03005L</p>	

<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-003243 WALTER JOHNSON, Plaintiff, v. FRANK HELMERICH; UNITED CHRISTIAN GIVING, INC.; and ANY UNKNOWN PERSONS IN POSSESSION, Defendants. TO: FRANK HELMERICH and UNITED CHRISTIAN GIVING, INC. YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property located in Lee County, Florida: See attached Exhibit "A". EXHIBIT A A PARCEL OF LAND IN SECTIONS 7 AND 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 5, 6, 7 AND 8, ALSO BEING THE CENTERLINE OF ALICO ROAD (100 FOOT RIGHT-OF-WAY), THENCE SOUTH 00°51'23" EAST, 50.00 FEET, ALONG THE COMMON LINE BETWEEN SAID SECTIONS 7 AND 8 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD AND THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THENCE; NORTH 88°45'26" EAST, 1,306.97 FEET, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 8, THENCE; SOUTH 01°05'04" EAST, 407.50 FEET, ALONG SAID EAST</p>		<p>LINE, TO THE NORTHEAST CORNER OF A RECREATION AND UTILITY AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 860, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE; SOUTH 52°30'00" WEST, 372.80 FEET, ALONG THE NORTHERLY LINE OF SAID RECREATION AND UTILITY AREA, THENCE; NORTH 01°05'04" WEST, 80.00 FEET, ALONG SAID NORTHERLY LINE, THENCE; SOUTH 52°30'00" WEST, 587.23 FEET, ALONG THE COMMON NORTHERLY LINE OF PARCELS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGES 860, 862 AND 863, THENCE; NORTH 74°55'04" WEST, 179.46 FEET, ALONG THE NORTHERLY LINE OF PHASE 1 OF GRANADA LAKES ADULT R.V. CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 860, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE; NORTH 68°44'17" WEST, 289.42 FEET; ALONG SAID NORTHERLY LINE OF PHASE I, THENCE; NORTH 84°43'24" WEST, 531.25 FEET, ALONG AFORESAID NORTHERLY LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (130 FEET RIGHT-OF-WAY), THENCE; NORTH 32°31'35" WEST, 798.30 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, THENCE; NORTH 89°20'31" EAST, 850.10 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING. LESS</p>	
<p>FIRST INSERTION</p>		<p>AND EXCEPT THAT PORTION OF PROPERTY AS DESCRIBED IN SAID "ORDER OF TAKING" RECORDED IN OFFICIAL RECORDS BOOK 3298, PAGE 3671, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING PART OF A TRACT OF LAND DESIGNATED AS GRANADA LAKES ADULT R.V. RESORT CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY IN OFFICIAL RECORDS BOOK 1588, PAGE 836, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 5, 6, 7, AND 8, SAID COMMON CORNER ALSO BEING ON THE CENTERLINE OF ALICO ROAD (100 FOOT RIGHT OF WAY), THENCE; 1. SOUTH 00° 51'23" EAST, 50.00 FEET ALONG THE COMMON LINE BETWEEN SECTION 7 AND 8 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALICO ROAD, THENCE; 2. NORTH 88°45'26" EAST, 1306.97 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ALICO ROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE; 3. SOUTH 01°05'04" EAST, 407.50 FEET ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8 TO</p>	
<p>FIRST INSERTION</p>		<p>A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESIGNATED AS RECREATION AND UTILITY AREA "C", OF SAID GRANADA LAKES ADULT R.V. RESORT CONDOMINIUM, THENCE; 4. SOUTH 52°30'00" WEST, 237.72 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID RECREATION AND UTILITY AREA "C", TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE ALONG AFORESAID NORTHERLY BOUNDARY LINE FOR TWO CALLS; 5. SOUTH 52°30'00" WEST, 135.07 FEET, THENCE; 6. NORTH 01°05'04" WEST, 80.18 FEET THENCE; 7. NORTH 88°54'56" EAST, 108.69 FEET TO THE TRUE POINT OF BEGINNING. LESS AND EXCEPT: A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.89°16'26"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 591.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF</p>	
<p>FIRST INSERTION</p>		<p>LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°16'26"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 168.79 FEET; THENCE RUN S.00°43'34"E. FOR A DISTANCE OF 25.00 FEET; THENCE N.89°16'26"E. FOR A DISTANCE OF 168.79 FEET; THENCE N.00°43'34"W. FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. BEARINGS REFER TO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S.00°56'44"E. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon M. Puopolo, Esq., Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is Post Office Box 280, Fort Myers, Florida 33902, within thirty (30) days after the first publication of the notice and file the original with the Clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS my hand and seal of this Court on 08/04/2025 Kevin C. Karnes Clerk of Court (SEAL) By: K. Harris Deputy Clerk Shannon M. Puopolo, Esq., Plaintiff's attorney, Henderson, Franklin, Starnes & Holt, P.A., Post Office Box 280, Fort Myers, Florida 33902 4884-5925-2387, v.1 August 8, 15, 2025 25-02983L</p>	

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ADMINISTRATION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3605
IN RE: THE ESTATE OF VERONICA MARY FIELDS, Deceased.

TO: UNKNOWN HEIRS, BENEFICIARIES AND INTERESTED PERSONS OF THE ESTATE OF VERONICA MARY FIELDS
The administration of the estate of VERONICA MARY FIELDS, File No. 24-CP-3605, deceased, is pending in the Twentieth Judicial Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Junior Boulevard, Ft. Myers, Florida 33901; mailing address: Lee County Circuit Clerk – Probate, P.O. Box 9346, Ft. Myers, Florida 33902.
The estate is testate and the date of the decedent's will is November 12, 2012. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
Be advised that the fiduciary lawyer-client privilege in Florida Statute 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.
Any interested person on whom a copy of the notice of administration is served must file, on or before the date that is three (3) months after the date of service of a copy of the notice of administration on that person, any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative, or 1 year after

service of the notice of administration
The persons who may be entitled to exempt property under Florida Statutes 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.
Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.
Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under s. 732.2211.
Personal Representative: Mary Travis, 400 SW 7th Terrace, Cape Coral, Florida 33991. The name and address of Personal Representative's counsel is: Jennifer Neilson, NEILSON LAW, P.A., 829 SE 47th Terrace, Cape Coral, Florida 33904. Jennifer M. Neilson Attorney at Law Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us August 8, 15, 2025 25-03002L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 25-CA-002216
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, RANDY KEIM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, AMANDA KEIM, AS KNOWN HEIR OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:
LOTS 13 AND 14, BLOCK 28, UNIT NO. 6 SAN CARLOS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
commonly known as 18541 MARCO BLVD, FORT MYERS, FL 33967 has

been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: August 05, 2025.
CLERK OF THE COURT
Honorable Kevin C. Karnes
1700 Monroe Street
Ft. Myers, Florida 33902
(SEAL) By: K. Shoap
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
078950/2529344/MTS
August 8, 15, 2025 25-02992L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2258
Division Probate
IN RE: ESTATE OF JANET L. GAYNOR A/K/A JANET LYNN GAYNOR Deceased.

The administration of the estate of Janet L. Gaynor a/k/a Janet Lynn Gaynor, deceased, whose date of death was May 30, 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 co-personal representatives and the co-personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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 08, 2025.
Co-Personal Representatives:
Peggy Siebert
15765 Portofino Springs Blvd, #103
Fort Myers, Florida 33908
Cathleen Juris
1315 NE 1st Terrace
Cape Coral, FL 33909
Attorney for Personal Representatives: /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
August 8, 15, 2025 25-03003L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2358
Division PROBATE
IN RE: ESTATE OF NANCY J. ROUGHEAD Deceased.

The administration of the estate of Estate of Nancy J. Roughead, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's 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 8, 2025
Benjamin S. Butler
Personal Representative
81 McCormick Way
Lincoln University, Pennsylvania 19352
D. Hugh Kinsey, Jr.
Attorney for Personal Representative
Florida Bar Number: 961213
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: kinsey@sbshlaw.com
Secondary E-Mail: hking@sbshlaw.com
August 8, 15, 2025 25-03004L

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

PUBLISH YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

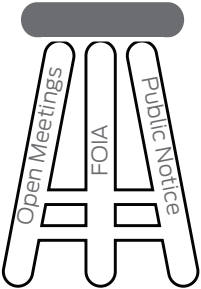
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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

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

LV18237_V24

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

--- PUBLIC SALES / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on August 27th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2052: Deanna Wilkins: Boxes, Totes, Area Rug, Lamps, Furniture, Household Items; Unit 4710 Morgan Raco: Handbags, Totes, Clothes, Fishing Poles, Shelving, Sony Bravia Flatscreen TV, Bags; Unit 3215: Myrina Brown: Frying Pans, Headphones, Ninja Airfryer, Coffee Maker, HP Printer, Golf Balls; Unit 3042: Ronald Berrette: 50" Samsung Flatscreen TV, Clothes, Luggage, Hunter Floor Fan
August 1, 8, 2025 25-02820L

SECOND 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.

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, 2025 25-02887L

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE SUBS
Business Observer

--- 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. 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

SECOND 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@richardsonsellers.com

August 1, 8, 2025 25-02871L

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

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>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</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 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-</p>
<p>CORDED IN PLAT BOOK 18, PAGE 95, 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 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.</p> <p>DATED this 14 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. 18, 25; Aug. 1, 8, 2025</p> <p>25-02632L</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION CASE NO.: 25-CP-2153 IN RE: THE ESTATE OF CHRISTINE JOAN HENCHES-MOORE Deceased.</p> <p>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.</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</p>
<p>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> <p>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</p> <p>25-02872L</p>

SECOND INSERTION
<p>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.</p> <p>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.</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</p>
<p>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>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION CASE NO.: 25-CP- 2278 IN RE: ESTATE OF CHRIS CLEMENTS, Deceased.</p> <p>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 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>

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION Case No.: 24-CC-9140 OLD BRIDGE VILLAGE CO-OP, INC. a Florida Corporation, Plaintiff/Landlord, vs. DANIEL MACHNIK, individually, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendant/Tenant. TO: DANIEL MACHNIK</p> <p>YOU ARE HEREBY NOTIFIED that a lien foreclosure action involving the following property:</p> <p>1985 Mobile Home Units identified as Vehicle Identification Numbers FLFL2AE437905729 and FLFL 2BE437905729.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, ROLAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Myers, Florida 33901, on or before August 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.</p> <p>WITNESS my hand and seal of this Court on July 14, 2025.</p> <p>KEVIN C. KARNES Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk</p> <p>Stephen W. Dommerich Aloia, Roland, Lubell & Morgan, PLLC 2222 Second Street Fort Myers, Florida 33901 (239) 791-7950 sdommerich@lawdefined.com Jul. 18, 25; Aug. 1, 8, 2025</p> <p>25-02628L</p>
SECOND INSERTION
<p>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,</p> <p>The following: Name: Courtney Parker Unit # 2004 Contents: Asst'd Household Items, appliance</p> <p>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.</p> <p>August 1, 8, 2025</p> <p>25-02803L</p>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL 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.</p> <p>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</p> <p>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</p> <p>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</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> <p>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</p> <p>25-02873L</p>	<p>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> <p>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</p> <p>25-02826L</p>
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SECOND 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
Cape Coral, FL 33993
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 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.
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

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL 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.</p> <p>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</p> <p>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</p> <p>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</p>
<p>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 south-westerly 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.</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated this 29th day of July 2025.</p> <p>07/29/2025</p> <p>Kevin C. Karnes (SEAL) N Wright Angad CLERK OF COURT LEE COUNTY, FLORIDA</p> <p>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</p> <p>25-02869L</p>

SECOND INSERTION
<p>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: 24355 production circle, bonita springs, fl 34135 Phone: 239-251-7633 Auction Date:08/21/25 @ 11am</p> <p>Harry Klausner Household Goods Monte C Warren Household Goods Marie Lamarre Household Goods Sandraa Velazquez Household Goods Bennie Pugh Household Goods Spencer Diefenbach Household Goods Michael Holmes Household Goods</p> <p>The auction will be listed and advertised on www.storage treasures.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.</p> <p>August 1, 8, 2025</p> <p>25-02821L</p>
THIRD INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000595 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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-LI-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 & Comptroller.</p> <p>Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02701L</p>
SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>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.</p> <p>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:</p> <p>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</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 before the Clerk reports the surplus as unclaimed.</p> <p>Dated on this 07/30/2025</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann Deputy Clerk</p> <p>Keith H. Hagman, Esq., P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com glendahaskell@paveselaw.com August 1, 8, 2025</p> <p>25-02886L</p>

--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION
<p>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</p> <p>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:</p> <p>UNIT NO. 106 OF VICTORIA ARMS, A CONDOMINIUM, ACCORDING TO THE DECLARA- TION OF CONDOMINIUM RECORDED IN O.R. BOOK 1759, PAGE 3304, AND ALL EXHIBITS AND AMEND- MENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 815 Victoria Dr, #106 Cape Coral, FL 33904</p> <p>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</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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be pub- lished as provided herein.</p> <p>Dated: 07/29/2025</p> <p>KEVIN C. KARNES, Clerk of the Court (SEAL) By: N Wright Angad Deputy Clerk</p> <p>Law Office of Gary Gassel, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 / (941) 365-0907 (Fax) August 1, 8, 2025</p>	<p>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.</p> <p>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 Cir- cuit 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 fol- lowing described property situated in Lee County, Florida:</p> <p>LOT 33, BLOCK "B", UNIT 2 TERRA PALMA, ACCORD- ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property address is commonly known as: 4747 McGregor Blvd., Fort Myers, FL 33901</p> <p>Parcel Identification Number: 34-44-24-P3-0180B.0330</p> <p>ANY PERSON CLAIMING AN INTER- EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>Dated 07/29/2025</p> <p>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@tntbrownlaw.com Attorneys for Plaintiff August 1, 8, 2025</p>
	25-02858L
SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>To: SOLE HOMES BUILDERS CORP.; a Florida Corporation 1242 SW FINE ISLAND RD, SUITE 42-231, CAPE CORAL, FL 33991 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN</p> <p>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</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002818 ANTHONY AMOROSO, Plaintiff, v. KAZIMER LOUIS GRABOWSKI, Defendants.</p> <p>TO: KAZIMER LOUIS GRABOWSKI 11363 KONCZAK AVENUE WARREN, MI 48089</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 14, BLOCK 41, UNIT 11, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, LEE COUNTY, 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 35, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p>
<p>has been filed against you and 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 file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Com- plaint.</p>	<p>has been filed against you and that you are required to serve a copy of your writ- ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before 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 ser- vice on Plaintiff or immediately there- after. If you fail to do so, a Default may be entered against you for the relief de- manded in the Complaint.</p>
<p>WITNESS my hand and seal of said Court on the 23 day of July, 2025</p>	<p>DATED this 23 day of July, 2025.</p>
<p>Kevin C Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: K. Shoap Deputy Clerk</p>	<p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk</p>
<p>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</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 August 1, 8, 15, 22, 2025</p>
August 1, 8, 2025	25-02809L

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-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</p> <p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE County, Florida:</p> <p>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.</p>	<p>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.</p> <p>Which has the address of: 21170 Captain Nelson Ct, Alva, FL 33920</p> <p>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.</p> <p>DATED on July 23, 2025.</p> <p>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</p>
SECOND INSERTION	
<p>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 STEAMBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. ANGELA SCHENK GOLDBERG, et al. Defendant.</p> <p>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. GOLDBERG, 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</p>	<p>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:</p> <p>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</p> <p>a/k/a 4100 Steamboat Bend E., Apt. 401, Fort Myers, Florida 33919</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.</p> <p>Dated on this 07/29/2025</p> <p>Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: N Wright Angad Deputy Clerk</p> <p>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</p>
--- PUBLIC SALES ---	
SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE at The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971</p> <p>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.</p> <p>Unit 1037-Julian Selover-Washer/dryer, lawn mower, couch, bed frame, dining room table, mattress</p> <p>Unit 3106-Ahmed Alvarez-Cabinets</p> <p>Unit 2022-Ella Barber-Luggage, totes, clothing, electric guitar, end tables, hutch, record player</p> <p>Unit 3204-Demetria Crockett-Mattress, boxspring, toys, shoes, clothing, tv</p>	<p>Unit 3043-Lezeta Clarke-Suitcase, clothing, hampers, audio equipment</p> <p>Unit 3152-Duane Faulkner-Suitcase, table, storage containers, moving blankets</p> <p>Unit 3101-Christopher Gonzales-Grill, children's couch, exercise equipment and weights, chairs, end tables</p> <p>Unit 2163-Donald Lango-Luggage, air fryer, box fan, assorted boxes</p> <p>Unit 2073-Harry Loarte-Air compressor, large printers, bed frame, lighting fixtures, assorted household goods</p> <p>Unit 2102-Kelley Nix-Christmas décor, end table, shelving, household goods, kitchen wares</p> <p>Unit 1107-David Williams-Stackable washer/dryer, refrigerator, lamp, hutch, assorted household goods</p> <p>August 1, 8, 2025 25-02802L</p>

SECOND INSERTION	
<p>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor)</p> <p>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:</p> <p>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..</p> <p>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 and Lisa C. 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</p>	<p>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</p> <p>The default giving rise to these proceedings is the failure of the Obligor (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.</p> <p>Michael E. Carleton, Esq. Valerie N Edgemonte, Esq. Jordan A Zeppelombo, Esq. Jasmin Hernandez, Esq.</p> <p>as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (607) 404-5266 Telecopier: (414) 220-5613 August 1, 8, 2025 25-02845L</p>
SECOND INSERTION	
<p>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.</p> <p>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:</p> <p>ADDRESS: 35 – 43 NE 10th Place, Cape Coral, Florida 33909</p>	<p>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</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 07/29/2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) BY: N Wright Angad Deputy Clerk</p> <p>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</p>
FOURTH INSERTION	
<p>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</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 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-</p>	<p>CORDED IN PLAT BOOK 15, PAGE 174, 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 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.</p> <p>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</p>

ESTATE / SALES / PUBLIC SALES

SECOND 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. 732.2211, 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:
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, 202525-02883L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001192
Division: Probate
IN RE: ESTATE OF CECIL EUGENE GARTRELL, Deceased.

The administration of the Estate of Cecil Eugene Gartrell, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 August 1, 2025.

Personal Representative:
Ryan A. Gartrell
1506 NW 21st Street
Cape Coral, FL 33993
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, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: aglaev@trustska.com
4923-3592-3029, v. 1
August 1, 8, 202525-02884L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:
Metro Self Storage
17701 Summerlin Road
Fort Myers, FL 33908
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **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

SECOND INSERTION

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://mediterracd.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.

District Manager
August 1, 8, 202525-02828L

SECOND 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
Migdalía 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

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-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, 202525-02880L

SECOND 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, 202525-02885L

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 2374
IN RE: ESTATE OF PATRICIA JAYNE SCIANCALEPORE 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, 202525-02876L

SECOND 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.

07/30/2025Kevin 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, 202525-02882L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

002838

District Manager
August 1, 8, 202525-02878L

ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE 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.: 25-CA-000498</p> <p>TH MSR HOLDINGS LLC, Plaintiff, vs.</p> <p>BRIAN M. WOHL, et al., Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 28, 2025, in Case No. 25-CA-000498 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein TH MSR HOLDINGS LLC, is Plaintiff, and BRIAN M. WOHL, ERIN L. WOHL, UNKNOWN TENANT #1 NKA CAMERON WOHL, and UNKNOWN TENANT #2 NKA EMMETT WOHL are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 11th day of September 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT TEN (10), BLOCK EIGHTEEN (18), UNIT (4), CYPRESS LAKE COUNTRY CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGE 5 AND 6, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Tax ID/APN#: 27-45-24-09-00018.0100</p> <p>Also known as 1671 S FOUNTAINHEAD RD, FORT MYERS, FL 33919</p> <p>together with all existing or subsequently erected or affixed buildings, improvements and fixtures.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031</p> <p>Dated: 07/28/2025</p> <p>Kevin Karnes Clerk of Court, Lee County (SEAL) By: T. Mann Deputy Clerk of Court</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</p> <p>August 1, 8, 202525-02837L</p>	<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO. 23-CA-13456</p> <p>CNC GROUP, LLC, a Florida Limited Liability Company Plaintiff, vs.</p> <p>ALSING HOME PARTNERS, LLC, a California limited liability company, DISTINCTIVE DWELLINGS, LLC, a Utah limited liability company, ALMA BORCUK, LEGAL OWNER VIA NON-TRUST CUSTODIAL IRA WITH AET, and AKIN CONTEXTURAL RESEARCH, LTD, a Nevada corporation Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 14th day of April, 2025, and entered in Case No.: 23-CA-13456, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CNC GROUP, LLC, a Florida limited liability company, is the Plaintiff and ALSING HOME PARTNERS, LLC, a California limited liability company, DISTINCTIVE DWELLINGS, LLC, a Utah limited liability company, ALMA BORCUK, LEGAL OWNER VIA NON-TRUST CUSTODIAL IRA WITH AET, and AKIN CONTEXTURAL RESEARCH, LTD, a Nevada corporation, are the Defendants.</p> <p>The Clerk of this Court shall sell to the highest bidder for cash electronically at www.lee.realforeclose.com on the Clerk's website for on-line auctions at 9:00 a.m. on the 28th day of August, 2025, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 5, Block B, PINE ISLAND CENTER UNIT 2, according to the plat thereof as recorded in Plat Book 9, Page 120, of the Public Records of Lee County, Florida.</p> <p>Parcel ID No. 28-44-22-02-0000B.0050</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>07/25/2025</p> <p>KEVIN C. KARNES Clerk of the Court (SEAL) By: T. Mann Deputy Clerk</p> <p>August 1, 8, 202525-02818L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>Case No. 25-CA-001237</p> <p>Freedom Mortgage Corporation, Plaintiff, vs.</p> <p>Judith Terrell a/k/a Judith Ann Terrell f/k/a Judith Ann Withem, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001237 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Judith Terrell a/k/a Judith Ann Terrell f/k/a Judith Ann Withem; Foxmoor Lakes Master Association, Inc. f/k/a Foxmoor Lakes Association, Inc. a/k/a Foxmoor Lakes Homeowner's Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on August 28, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>UNIT C, BUILDING 13, FOXMOOR LAKES PHASE 1, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 1395, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 36; THENCE SOUTH 89° 21' 53" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 36 FOR 1053.76 FEET; THENCE</p>	<p>NORTH 00° 38' 07" EAST FOR 886.39 FEET TO THE NORTHWEST CORNER OF FOXMOOR II CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGES 1649 THROUGH 1694, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, SAID CORNER BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 570.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 85° 59' 58" EAST, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF NEW POST ROAD 100.00 FEET WIDE AS RECORDED IN OFFICIAL RECORDS BOOK 1129 AT PAGE 1687 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE SOUTH 85° 59' 58" EAST ALONG A PROLONGATION OF SAID RADIAL LINE FOR 610.66 FEET; THENCE NORTH 09° 16' 02" EAST FOR 419.05 FEET TO THE CENTER POINT OF BUILDING #13 AND THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED UNIT C; THENCE SOUTH 80° 43' 58" EAST FOR 45.65 FEET; THENCE SOUTH 09° 16' 02" WEST FOR 32.96 FEET; THENCE NORTH 80° 43' 58" WEST FOR 45.65 FEET; THENCE NORTH 09° 16' 02" EAST FOR 32.96 FEET TO THE PRINCIPAL PLACE OF BEGINNING.</p> <p>TAX ID: 36-43-24-23-00013.00C0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Dated this 24 day of July, 2025.</p> <p>Kevin Karnes As Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk</p> <p>Brock & Scott PLLC 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Attorney for Plaintiff File # 24-F02014</p> <p>August 1, 8, 202525-02817L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-000413</p> <p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.</p> <p>ESMERALDA MALDONADO; UNKNOWN SPOUSE OF ESMERALDA MALDONADO; MARIBEL MALDONADO; UNKNOWN SPOUSE OF MARIBEL MALDONADO; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),</p> <p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 21, 2025 entered in Civil Case No. 25-CA-000413 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and ESMERALDA MALDONADO; MARIBEL MALDONADO; UNKNOWN TENANT #1 NKA EDITH SANTIAGO; UNKNOWN TENANT #2 NKA JOHN DOES are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 9, BLOCK 233, MIRROR LAKES UNIT 62, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 83 THROUGH 160, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 815 Lystra Ave, Fort Myers, FL 33913</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>07/29/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 3087.000282 August 1, 8, 202525-02857L</p>	<p>dance with Chapter 45, Florida Statutes on September 4, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 9, BLOCK 233, MIRROR LAKES UNIT 62, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 83 THROUGH 160, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>Property Address: 815 Lystra Ave, Fort Myers, FL 33913</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>07/29/2025</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 3087.000282 August 1, 8, 202525-02857L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 24-CA-000855</p> <p>MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY J. ROSS, DECEASED, et al. Defendant(s).</p> <p>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</p>	<p>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:</p> <p>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.</p> <p>Property Address: 121 ANDROS ST, LEHIGH ACRES, FL 33936</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 30 day of July, 2025.</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-134784 - MaM August 1, 8, 202525-02881L</p>

SECOND INSERTION	SECOND INSERTION
<p>SECOND 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>CASE NO. 24-CA-005203</p> <p>GENUINE INVESTMENTS LAND TRUST, Plaintiff, v.</p> <p>EWRIGHT HOLDING LLC, a Florida Limited Liability Company, CITY OF CAPE CORAL, a Florida Municipal Corporation, UNKNOWN TENANT IN POSSESSION ONE, UNKNOWN TENANT IN POSSESSION TWO, UNKNOWN TENANT IN POSSESSION THREE, and UNKNOWN TENANT IN POSSESSION FOUR, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Second Amended Final Judgment of Foreclosure dated February 28, 2025 and Agreed Order Granting Defendant's Motion to Cancel Foreclosure Sale dated July 8, 2025, entered in Case No. 24-CA-5203 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein Genuine Investments Land Trust is the Plaintiff and Ewright Holding LLC, et al., are the Defendants, Kevin C. Karnes as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by electronic sale at https://lee.realforeclose.com, at 9:00 am EST on August 21, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>Parcel 1:</p> <p>Lots 33, 34 and 35, Block 4528, Cape Coral Unit 64, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 82 to 95, inclusive, of the Public Records of Lee County, Florida.</p>	<p>Also Known As: 1408 Southwest 49th Street, Cape Coral, Florida 33914</p> <p>Folio Number: 15-45-23-C1-04528.0330</p> <p>Parcel 2:</p> <p>Lot 37, of Tropic Isles Subdivision, Section 3, Unit 2, according to the Plat thereof as recorded in Plat Book 12, at Page 89, of the Public Records of Lee County Florida.</p> <p>Also Known As: 4930 Orange Grove Boulevard, North Fort Myers, Florida 33903</p> <p>Folio Number: 09-44-24-06-00000.0370</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner(s) 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.</p> <p>Dated at Fort Myers, Lee County, Florida this 24th day of July, 2025.</p> <p>07/24/2025</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann</p> <p>LIPPES MATHIAS LLP Attorneys for Plaintiffs 4420 Beacon Circle West Palm Beach, FL 33407 Tel.: (561) 842-3000 Fax: (561) 842-3626 azaretsky@lippes.com areimbeau@lippes.com wrojas@lippes.com cpatrizio@lippes.com By: /s/ A. Max Zaretsky, Esq. Mahra Sarofsky, Esq. Florida Bar No. 33637 A. Max Zaretsky, Esq. Florida Bar No. 102906 August 1, 8, 202525-02816L</p>

THIRD INSERTION	THIRD 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, 202525-02773L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 25-CA-001666</p> <p>MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.</p> <p>JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</p> <p>To the following Defendant(s): JASON KELLETT A/K/A JASON THOMAS KELLETT (LAST KNOWN ADDRESS) 705 SOUTHWEST 9TH COURT CAPE CORAL, FLORIDA 33991</p> <p>UNKNOWN SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT (LAST KNOWN ADDRESS) 705 SOUTHWEST 9TH COURT CAPE CORAL, FLORIDA 33991</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOTS 24 AND 25, BLOCK 4484, CAPE CORAL UNIT 63, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 48, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 705 SOUTHWEST 9TH COURT, CAPE CORAL, FLORIDA 33991</p> <p>has been filed against you and you are required to serve a copy of your writ-</p>	<p>ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 23 day of July, 2025.</p> <p>KEVIN C. KARNES As Clerk of the Court (SEAL) By K. Shoap 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 25-00057 NML August 1, 8, 202525-02808L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 24-CA-005631</p> <p>WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs.</p> <p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF ALTHEA TOMLINS; ASCENTUM CAPITAL LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALEXANDER MOORE; JOZIAH MOORE; ORLANDO L. MOORE; ALEXIS NATALIA MOORE; JAYLENA MOORE; ORYANA MOORE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at, 9:00 AM on the 21 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 5 AND 6, BLOCK 2645,</p>	<p>CAPE CORAL UNIT 38, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 1117 NW 6TH AVENUE, CAPE CORAL, FL 33993</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>Dated this 23 day of July, 2025.</p> <p>KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T. Mann Deputy Clerk</p> <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02079 August 1, 8, 202525-02811L</p>

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut 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
SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut 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

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut 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 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
SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut 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. Horerle, 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 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

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-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	
SECOND 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	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-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	

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CC-009557 KELLY GREENS SINGLE FAMILY CONDOMINIUM I ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION Plaintiff, VS. COCO HAMMOCK ASSETS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL OTHER OCCUPANTS OF 12730 KELLY PALM DRIVE, FORT MYERS, FL 33908, CATHERINE S. CRANDELL AND JAMES CRANDELL, Defendants. Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Lot 2, Tract 1, of Kelly Greens Single Family Condominium I, according to the Declaration of Condominium thereof, recorded in Official Records Book 1959, Pages 2849 through 2904, inclusive, of the Public Records of Lee County, Florida. Parcel ID #: 01-46-23-03-00001.0020 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	

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.

LV18237-V25

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LV20906_V11

--- PUBLIC SALES ---

SECOND 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

SECOND 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, 202525-02862L

SECOND 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, 202525-02863L

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.

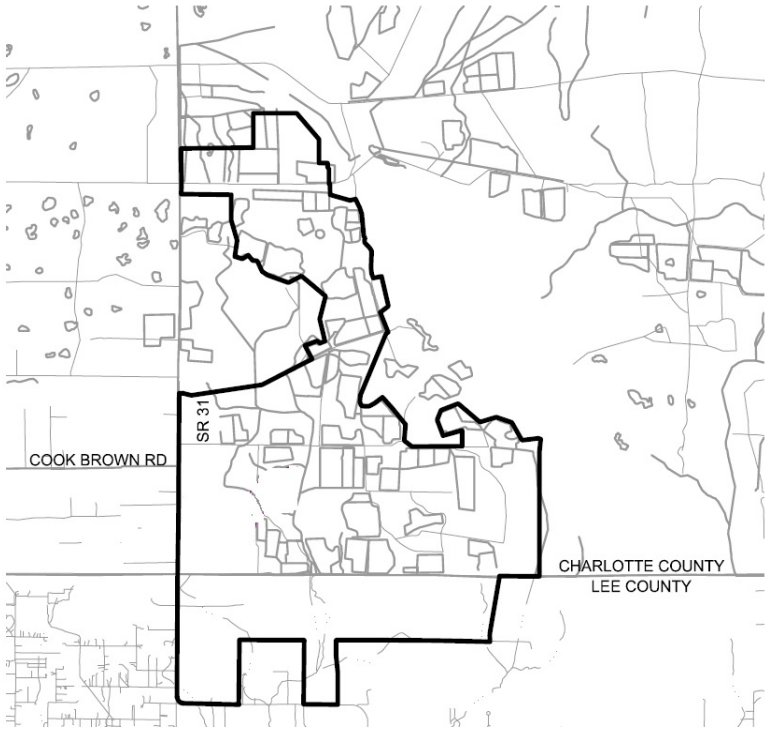
Additional Provisions

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

SECOND 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, 202525-02794L

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724 9292621

--- PUBLIC SALES ---

SECOND 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.

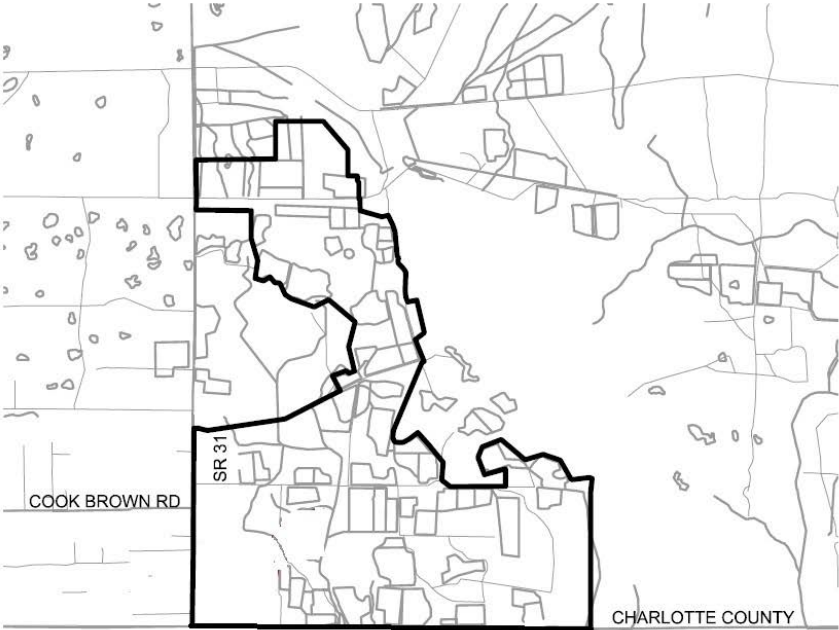
Additional Provisions

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002326
Division Probate
IN RE: ESTATE OF
EDWARD SIDNEY SLOVER JR
Deceased.

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.

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:
Helenann E. Slover
1214 SE 33rd Street
Cape Coral, Florida 33904
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 25-02841L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2280
Division: Probate
IN RE: ESTATE OF
KENNETH J. LEE, SR.,
Deceased.

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.

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

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

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

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

The Personal Representative 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.

Personal Representative:
Cheryl A. Lee,
Personal Representative
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
lorettaa@trustska.com
August 1, 8, 2025 25-02839L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002320
Division Probate
IN RE: ESTATE OF
PATRICIA ANN MITCHELL
Deceased.

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.

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:
Siobhan Kupferschmid
42 Ellsworth Lane
Ellington, Connecticut 06029
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 25-02842L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001992
Division Probate
IN RE: ESTATE OF
MARCIA E. STOKES
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 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:

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

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.

Person Giving Notice:
Cary P. Stokes
Christopher M. Stokes
Kathleen S. Karber

Attorney for Person Giving Notice
Tasha Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
August 1, 8, 2025 25-02819L

SECOND INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002290
IN RE: ESTATE OF
BRADLEY BALLHEIMER
Deceased.

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.

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

All other creditors of the decedent and other persons having claims or demands against 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.

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:
Michael Kara
1331 N Mills Ave.
Orlando, FL 32803
Attorney for Personal Representative:
David Berman, Esq.
Florida Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel: 407-663-5533
E-mail: david@estateco.com
August 1, 8, 2025 25-02813L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
File No. 25-CP-2208
Division Probate
IN RE: ESTATE OF
JANE DEVER,
Deceased.

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.

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 August 1, 2025.

Personal Representative:
Kelli J. Dever
1635 Kensington Court
Fort Myers, FL 33907

Attorney for Personal Representative:
Blake P. Hampton
E-Mail Addresses:
nosolicitation@hampton.law
frontdesk@hampton.law
Florida Bar No. 99434
Hampton Law
8931 Conference Dr Suite 2
Fort Myers, FL 33919
Telephone: (239) 309-0090
August 1, 8, 2025 25-02834L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2169
Division Probate
IN RE: ESTATE OF
EDWARD J. SIMKO JR.
Deceased.

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.

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:
DuocSigned by: Jason Simko
Jason Simko
413 N Cleveland St
Richmond, Virginia 23221
Attorney for Personal Representative:
/s Christopher Smith
Christopher D. Smith, Esq., Attorney
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
August 1, 8, 2025 25-02850L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2132
IN RE: ESTATE OF
CARL A. KOONTZ II
Deceased.

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.

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:
Charles A. Koontz
3825 Saddle Drive
Columbus, Indiana 47201
Attorney for Personal Representative:
Ryan J. Beadle, Esq.
Florida Bar Number: 45340
Lindsay & Allen, PLLC
5692 Strand Court, Suite 1
Naples, FL 34110
Telephone: (239) 593-7900
Fax: (239) 593-7909
E-Mail: ryan@naples.law
Secondary E-Mail:
camden@naples.law
Tertiary E-Mail: service@naples.law
August 1, 8, 2025 25-02861L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP- 1900
Division PROBATE
IN RE: ESTATE OF
DANIEL K. SCHRAMM,
A/K/A DANIEL SCHRAMM
Deceased.

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.

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:
CONRAD WILLKOMM, ESQ.
3201 North Tamiami Trail, Second Floor
Naples, Florida 34103
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
August 1, 8, 2025 25-02851L



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

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SECOND INSERTION		SECOND INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF PUBLIC SALE		PUBLIC SALE		NOTICE OF APPLICATION FOR TAX DEED		NOTICE OF APPLICATION FOR TAX DEED		NOTICE OF APPLICATION FOR TAX DEED		NOTICE OF APPLICATION FOR TAX DEED	
at The Lock Up Self Storage 9901 Estero Oaks Drive Estero FL 33967		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		Section 197.512 F.S.		Section 197.512 F.S.		Section 197.512 F.S.		Section 197.512 F.S.	
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.		Truman Butz Furniture/Boxes		Tax Deed #:2025000391		Tax Deed #:2025000463		Tax Deed #:2025000529		Tax Deed #:2025000541	
Unit 2033-- Catherine Weaver, Items: boxes, furniture, clothing, decorations Unit 3035-- Patricia Giorgi, Items: toys, mattress topper, wooden statues, totes, 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.		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:		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:		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:		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:	
August 1, 8, 202525-02829L		August 1, 8, 202525-02830L		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		Certificate Number: 23-01144 Year of Issuance 2023 Description of Property LOTS 27 AND 28, BLOCK 4310, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04310.0270		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		Certificate Number: 23-08348 Year of Issuance 2023 Description of Property LOTS 78 AND 79, BLOCK 109, SAN CARLOS PARK, UNIT 7, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 315, PAGES 150 TO 152, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00109.0780	
Names in which assessed: ASHLEY BERGER, ESTATE OF GERALDINE WILLIAMS		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		Names in which assessed: BEVERLY F KONOPKA, BEVERLY F. KONOPKA, ESTATE OF KENNETH M. KONOPKA		Names in which assessed: NOVA CONSTRUCTION GROUP LLC, NOVA CONSTRUCTION GROUP, LLC		Names in which assessed: Ruth Marina Beltran, RUTH MARINA BELTRAN MORA		Names in which assessed: LORRAINE RIPOLL, WALTER RIPOLL	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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, 202525-02540L		Jul. 25; Aug. 1, 8, 15, 202525-02674L		Jul. 18, 25; Aug. 1, 8, 202525-02527L		Jul. 18, 25; Aug. 1, 8, 202525-02529L		Jul. 18, 25; Aug. 1, 8, 202525-02530L		Jul. 18, 25; Aug. 1, 8, 202525-02573L	
SECOND INSERTION		FOURTH INSERTION		SECOND INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE TO CREDITORS		NOTICE OF ACTION FOR		NOTICE TO CREDITORS		NOTICE OF ACTION		NOTICE OF ACTION		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.	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA		Petition for Temporary Custody by Extended family		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR 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, 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.	
PROBATE DIVISION		family		PROBATE DIVISION		CASE NO.: 25-CP-2149		CASE NO.: 25-CA-001090		DATED this 14 day of July, 2025.	
CASE NO: 25-CP-2149		IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA		CASE NO: 25-CP-2149		IN RE: ESTATE OF RICHARD IRVING ADAMS, Deceased.		NICHOLAS G. NORTON, Plaintiff, v.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
RICHARD IRVING ADAMS, Deceased.		Case No.: 25-DR-005223		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.		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.		As Deputy Clerk	
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.		Division: Judge: Adams, Elizabeth		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.		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		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, 202525-02629L	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		Eduviges Perez, Petitioner and Wendy Y. Calix Perez Respondent.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		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.		YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:		Dated: July 10, 2025	
Jul. 25; Aug. 1, 8, 15, 202525-02674L		FATHER UNKNOWN		Jul. 25; Aug. 1, 8, 15, 202525-02674L		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		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-		CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk	
FOURTH INSERTION		NOTICE OF ACTION FOR		FOURTH INSERTION		NOTICE OF ACTION		NOTICE OF ACTION		DATED this 14 day of July, 2025.	
NOTICE OF APPLICATION FOR TAX DEED		Petition for Temporary Custody by Extended family		NOTICE OF APPLICATION FOR TAX DEED		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Section 197.512 F.S.		family		Section 197.512 F.S.		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA		IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA		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, 202525-02784L	
Tax Deed #:2025000467		IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA		Tax Deed #:2025000467		CASE NO.: 25-DR-005223		CASE NO.: 25-CA-002831		DATED this 23 day of July, 2025.	
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:		Case No.: 25-DR-005223		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:		Division: Judge: Adams, Elizabeth		XRAY INVESTING, LLC, Plaintiff, v.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Certificate Number: 23-17532 Year of Issuance 2023 Description of Property UNIT NO. 2, SOUTH CANTERBURY CONDOMINIUM, INC., A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 494, AT PAGES 188 THROUGH 249, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Strap Number 34-44-27-23-00000.0020		Eduviges Perez, Petitioner and Wendy Y. Calix Perez Respondent.		Certificate Number: 23-17532 Year of Issuance 2023 Description of Property UNIT NO. 2, SOUTH CANTERBURY CONDOMINIUM, INC., A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 494, AT PAGES 188 THROUGH 249, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Strap Number 34-44-27-23-00000.0020		Division: Judge: Adams, Elizabeth		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.		Dated: July 10, 2025	
Names in which assessed: ANA VIRGINIA SOSA, CARLOS A. FERNANDEZ		FATHER UNKNOWN		Names in which assessed: ANA VIRGINIA SOSA, CARLOS A. FERNANDEZ		Case No.: 25-DR-005223		TO: ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN ESTATE OF SIEGFRIED LOTHAR LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF SIEGFRIED LOTHAR LORENZ ADDRESS UNKNOWN ESTATE OF MARIANNE BAUD ADDRESS UNKNOWN UNKNOWN HEIRS OF MARIANNE BAUD ADDRESS UNKNOWN SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ, Trustee of the SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008, Defendants.		CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		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.		All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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.		Case No.: 25-DR-005223		YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:		Dated: July 10, 2025	
Jul. 18, 25; Aug. 1, 8, 202525-02590L		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.		Jul. 18, 25; Aug. 1, 8, 202525-02590L		Division: Judge: Adams, Elizabeth		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}	
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.		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.		Case No.: 25-DR-005223		DATED this 23 day of July, 2025.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Dated: July 10, 2025		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.		Dated: July 10, 2025		Division: Judge: Adams, Elizabeth		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, 202525-02789L		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, 202525-02784L	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		Case No.: 25-DR-005223		YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:		Dated: July 10, 2025	
Jul. 18, 25; Aug. 1, 8, 202525-02590L		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.		Jul. 18, 25; Aug. 1, 8, 202525-02590L		Division: Judge: Adams, Elizabeth		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk	
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.		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.		Case No.: 25-DR-005223		DATED this 23 day of July, 2025.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Dated: July 10, 2025		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.		Dated: July 10, 2025		Division: Judge: Adams, Elizabeth		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, 202525-02789L		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, 202525-02784L	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		Case No.: 25-DR-005223		YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:		Dated: July 10, 2025	
Jul. 18, 25; Aug. 1, 8, 202525-02590L		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.		Jul. 18, 25; Aug. 1, 8, 202525-02590L		Division: Judge: Adams, Elizabeth		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk	
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.		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.		Case No.: 25-DR-005223		DATED this 23 day of July, 2025.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Dated: July 10, 2025		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.		Dated: July 10, 2025		Division: Judge: Adams, Elizabeth		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, 202525-02789L		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, 202525-02784L	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		Case No.: 25-DR-005223		YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:		Dated: July 10, 2025	
Jul. 18, 25; Aug. 1, 8, 202525-02590L		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.		Jul. 18, 25; Aug. 1, 8, 202525-02590L		Division: Judge: Adams, Elizabeth		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.		CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap As Deputy Clerk	
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.		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.		Case No.: 25-DR-005223		DATED this 23 day of July, 2025.		Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk	
Dated: July 10, 2025		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.		Dated: July 10, 2025		Division: Judge: Adams, Elizabeth		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, 202525-02789L		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, 202525-02784L	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk}		Copies of all court documents in this case, including									

TAX DEEDS / ACTIONS

FOURTH 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 & Comptrol-ler.

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

25-02562L

THIRD 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.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

25-02710L

FOURTH INSERTION

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

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

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

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

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

KEVIN C. KARNES
Clerk of Court
(SEAL) By: K. Shoap
As Deputy Clerk

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

25-02630L

THIRD 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 & Comptrol-ler.

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

25-02698L

THIRD 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 & Comptrol-ler.

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

25-02699L

THIRD 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 & Comptrol-ler

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

25-02706L

FOURTH INSERTION

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

Tax Deed #:2025000560
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

25-02565L

FOURTH INSERTION

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

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

Certificate Number: 23-08760
Year of Issuance 2023 Description of Property SAK'S HICKORY LOT 2 COMMENCING 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 PERPENDICULAR TO HICKORY BOULEVARD 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 INTERSECTION 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 BEGINNING. Strap Number 30-47-25-B4-00019.0000
Names in which assessed: ROLANDES SAKAUSKAS, RUTA SAKAUSKIENE, SAK'S HICKORY LLC, SAK'S HICKO- RY, LLC

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

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

25-02578L

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

FOURTH INSERTION

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

Tax Deed #:2025000436
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

25-02556L

FOURTH INSERTION

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

Tax Deed #:2025000521
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04638
Year of Issuance 2023 Description of Property SUNCOAST EST UNRE BLK 73 OR 32 PG 528 PT LOTS 1 AND 2 AKA LOT 4 FROM THE SW CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN NORTH 88-°06'39 " EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 286.13 FEET; THENCE NORTH 1-°05'31" WEST 3.250.68 FEET; THENCE SOUTH 88-°08'29" WEST 895.0 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH 1-°05 51'31" EAST 110.0 FEET; THENCE SOUTH 88-°08'29" WEST 115.0 FEET; THENCE NORTH 1-°05 51'31" WEST 110.0 FEET; THENCE NORTH 88-°08'29" EAST 115 FEET TO THE POINT OF BEGINNING. 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
Names in which assessed: ESTATE OF RONALD LEE PRUITT, RONALD PRUITT

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

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

25-02541L

FOURTH INSERTION

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

THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: 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

FOURTH INSERTION

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

Tax Deed #:2025000435
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

25-02544L

FOURTH INSERTION

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

Tax Deed #:2025000522
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: 23-17126
Year of Issuance 2023 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
Names in which assessed: CYNTHIA S Vervaet

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

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

25-02589L

FOURTH INSERTION

are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 on or before August 25, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

FOURTH INSERTION

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

Tax Deed #:2025000485
NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04522
Year of Issuance 2023 Description of Property LOT 2, BLOCK 47D, OF THE UNRECORDED PLAT OF SUNCOAST ES-TATES, AS RECORDED IN OF-FICIAL RECORDS BOOK 566, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE-WIDE MOBILE HOME PERMAN-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
Names in which assessed: GDK REVOCABLE LIVING TRUST DATED JULY 31, 2006, GDK TRUST

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

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

25-02539L

FOURTH INSERTION

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

Tax Deed #:2025000484
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: 23-06829
Year of Issuance 2023 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 BEGINNING; 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 Number 19-43-25-00-00002.0050
Names in which assessed: INDIRA VARMA, VICTOR RA-MANARAND

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

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

25-02563L

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

PUBLIC SALES

<div>THIRD 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02672L</div>	<div>THIRD 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02676L</div>	<div>THIRD 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 COUNTY, 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>THIRD 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, 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 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02682L</div>	<div>THIRD 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, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, 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 01-44-26-08-00082.0030 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02683L</div>	<div>THIRD 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, LEHIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA. 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02688L</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 #: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 SECTION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTHEAST CORNER OF SAID NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), RUN SOUTH 88-°56'30" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) FOR 1,320 FEET; THENCE RUN NORTH 00-°36'00" WEST PARALLEL WITH THE EAST LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTERLINE OF A ROADWAY EASEMENT 60 FEET WIDE FOR 660 FEET; THENCE RUN SOUTH 88-°56'30" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTERLINE OF A ROADWAY EASEMENT 60 FEET WIDE FOR 990 FEET, TO THE POINT OF</div> <div>25-02680L</div>	<div>THIRD 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, 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 01-44-26-10-00103.0020 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02684L</div>	<div>THIRD 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 Description of Property LOT 13, BLOCK 58, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-11-00058.0130 Names in which assessed: GEORGE F WALCUTT, ROSEMARY 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02685L</div>	<div>THIRD 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 Description of Property LOT 13, BLOCK 39, UNIT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02693L</div>	<div>THIRD 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: 23-06420 Year of Issuance 2023 Description of Property UNIT NO. 314 OF TRADEWINDS, A CONDOMINIUM IN BARKELEY SQUARE, A CONDOMINIUM, ACCORDING TO THE DECLARATION 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 UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 13-45-24-33-00000.3140 Names in which assessed: JORDAIN BLANCHARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02678L</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 #: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 INSTRUMENT #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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02673L</div>	<div>THIRD 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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-06-00052.0040 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02695L</div>	<div>THIRD 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, TOGETHER WITH THE SOUTH 10 FEET OF VACATED WINKLER 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02677L</div>	<div>THIRD 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, PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02690L</div>	<div>THIRD 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02691L</div>	<div>THIRD 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 & Comptroler. Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02689L</div>
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--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

--- TAX DEEDS ---

<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000557</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: 23-07041 Year of Issuance 2023 Description of Property LOT 79, AR-LINGTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 16, PAGES 38-39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P3-04800.0790</p><p>Names in which assessed: BARBARA MORGAN, JOSE A. RODRIGUEZ, NIDZA RODRIGUEZ, NIDZA RODRIGUEZ</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02566L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000462</p><p>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:</p><p>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</p><p>Names in which assessed: ANDREA BUSH, KENNETH KINGERY</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02528L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000450</p><p>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:</p><p>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</p><p>Names in which assessed: DOWNTOWN CAPITAL ASSETS LLC</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02547L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000482</p><p>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:</p><p>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</p><p>Names in which assessed: DAVID B REESE</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02559L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000468</p><p>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:</p><p>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</p><p>Names in which assessed: AUDRA L MCCORMICK, STEVEN L MCCORMICK</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02575L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000508</p><p>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:</p><p>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</p><p>Names in which assessed: PETER FOREMAN</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02572L</div></div>
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<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000395</p><p>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:</p><p>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</p><p>Names in which assessed: DOVRAT BARDA, EREZ BARDA</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02592L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000532</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: 23-19636 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</p><p>Names in which assessed: SARAH KHOKHAR</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02591L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000546</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: 23-08259 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</p><p>Names in which assessed: TRUNORTH HOLDINGS INC, TRUNORTH HOLDINGS, INC.</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02571L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000525</p><p>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:</p><p>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</p><p>Names in which assessed: 8256 CHARTER CLUB REALTY LLC</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02558L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000505</p><p>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:</p><p>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</p><p>Names in which assessed: LYNN JAMES</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02557L</div></div>
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<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000591</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: 23-15803 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</p><p>Names in which assessed: RAUL RIVAS</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02588L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000509</p><p>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:</p><p>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</p><p>Names in which assessed: YAMILE CAPOTE, ZORADIA CAPOTE</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02586L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000483</p><p>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:</p><p>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</p><p>Names in which assessed: SILVIA GONZALEZ</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02535L</div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000492</p><p>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:</p><p>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</p></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>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</p><p>Names in which assessed: BOZENA GERSTMAYER, JOSEPH M DONAHUE, MAUREEN P DONAHUE</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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 18, 25; Aug. 1, 8, 2025</p></div><div>25-02543L</div></div>
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--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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