

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 22DR3605

Division: FAMILY

IN THE FORMER MARRIAGE OF: FLOR MORALES, Petitioner, and NOE O. MUNOZ RAMOS, Respondent

TO: Noe O. Munoz Ramos

Address Unknown

YOU ARE NOTIFIED that an action for Modification of the Final Judgment, including claims for changes of parental responsibility, changes to the current parenting plan and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Melissa Barris, Esquire of Baris Law, PLLC, Petitioner's attorney, whose address is 4513 Lee Blvd, Lehigh Acres, FL 33971, on or before September 17, 2025, and file the original with the clerk of this court at LEE County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED this 8th day of August, 2025.

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk

Aug. 15, 22, 29; Sept. 5, 2025

25-03074L

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 Paradise Coast Ophthalmology located at 9776 Bonita Beach Rd SE STE 202B, in the County of Lee, in the City of Bonita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 08th day of August, 2025.

NEURO-OPHTHALMOLOGY AND STRABISMUS CONSULTANTS OF SOUTHWEST FLORIDA PLLC

August 15, 2025 25-03078L

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 F1 Realty located at 705 SW 31st St. in the City of Cape Coral, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2025.

Paul Sakornsin

August 15, 2025 25-03103L

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 Players Only located at 20812 Thistle Leaf Ln in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2025.

Jonah Noble

August 15, 2025 25-03107L

CHECK OUT YOUR LEGAL NOTICES

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Notes

floridapublicnotices.com

LV20890_V2

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/04/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit	tenant name	contents
1271	Marbeli Carracet	Furniture, Bedding
1560	Avonte Clifton	Furniture, Toys, Baby supply

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

August 15, 22, 2025 25-03052L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 September 4th, 2025 at 9:45am**

Anthony Boba

Furniture/Boxes

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.

August 15, 22, 2025 25-03072L

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 CLA WINDOWS & DOORS located at 4005 NE 9TH PL in the City of CAPE CORAL, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2025.

CLA OF FLORIDA INC

August 15, 2025 25-03056L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wishy washy windows cleaners, located at 2621 Chapman blvd, in the City of Punta Gorda, County of Lee, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 7 August, 2025.

Klayton Lee Keesling

2621 Chapman blvd

Punta Gorda, FL 33950

August 15, 2025 25-03055L

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 CIBO located at 12901 MCGREGOR BLVD, #16-17 in the City of FT MYERS, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2025.

DECKTER LLC

SEAN P DECKTER

August 15, 2025 25-03068L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CHRISTOPHER G. NORTON and KAREN L. NORTON will, on August 27, 2025, at 10:00 a.m., at 18 Punta Court, Lot #P-0433, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 RAMA MOBILE HOME, VIN: 20620385AN, TITLE NO.: 0017200932, and VIN: 20620385BN, TITLE NO.: 0017200931 and all other personal property located therein

PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500

Sarasota, Florida 34236

(PO#3326-3143)

August 15, 22, 2025 25-03054L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date September 5th 2025 @ 10:00 AM at each individual repair facility. 41035 2019 Dodge VIN#: 2C3CDZAG9KH712706 Repair Facility: Micky Franklin's Tire and Auto 300 Pondella Rd North Fort Myers 239-995-8473 Lien Amt \$16,906.62

August 15, 2025 25-03053L

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 Busy B's Home Services located at 1162 Hancock Creek S Blvd in the City of Cape Coral, Lee County, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of August, 2025.

Brooke Mickalowski

August 15, 2025 25-03073L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AMBER LYNN PETACCIO, located at 20791 Three Oaks Parkway #282, in the City of Estero, County of Lee, State of FL, 33929, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 11 August, 2025.

Amber Lynn Petaccio

20791 Three Oaks Parkway #282

Estero, FL 33929

August 15, 2025 25-03079L

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 Fat Tony's Pizza located at 9390 Ben C Pratt Six Mile Cypress Pkwy in the City of Fort Myers, Lee County, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of August, 2025.

Making Dough McGregor LLC

Infinity Investments

August 15, 2025 25-03080L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MARTIN NEIL SMALLWOOD, if deceased any unknown heirs or assigns, JUDY SMALLWOOD, if deceased any unknown heirs or assigns, and MARTIN NEIL SMALLWOOD, JR., will, on August 27, 2025, at 10:00 a.m., at 15 Jacaruo Court, Lot #846, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 ELDO MOBILE HOME, VIN: 06470A, TITLE NO.: 0020161610, and VIN: 06470B, TITLE NO.: 0020387144 and all other personal property located therein

PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500

Sarasota, Florida 34236

(PO#3326-3150)

August 15, 22, 2025 25-03084L

FIRST INSERTION

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

Tax Deed #:2025000746

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: 23-09332

Year of Issuance 2023

Description of Property LOT 16, BLOCK 69, UNIT 8, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-08-00069.0160

Names in which assessed: EURO MEVIUS LLC

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03007L

FIRST INSERTION

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

Tax Deed #:2025000687

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: 23-14329

Year of Issuance 2023

Description of Property LOT 13, BLOCK 179, WEST PART OF UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 45, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-09-00179.0130

Names in which assessed: DAN LANGE

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03019L

FIRST INSERTION

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

Tax Deed #:2025000751

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: 23-13730

Year of Issuance 2023

Description of Property LOT 17, BLOCK 14, UNIT 4, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-04-00014.0170

Names in which assessed: MARION C COX

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03014L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000731

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: 23-11384

Year of Issuance 2023

Description of Property LOT 8, BLOCK 94, UNIT 14, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 49 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-26-14-00094.0080

Names in which assessed: YORDAN CARRAZANA

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03009L

FIRST INSERTION

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

Tax Deed #:2025000772

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: 23-14389

Year of Issuance 2023

Description of Property LOT 1, BLOCK 233, NORTH PART OF UNIT 36, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 56, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-02-00233.0010

Names in which assessed: LINDA M HARRIS

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03020L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002435

IN RE: ESTATE OF STEVEN JOHN KERNAN Deceased.

The administration of the estate of Steven John Kernan, deceased, whose date of death was May 23, 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 de-

FIRST INSERTION

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

Tax Deed #:2025000738

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: 23-13683

Year of Issuance 2023

Description of Property LOT 7, BLOCK 40, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0070

Names in which assessed: NORTH URBAN GROUP LLC

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

Aug. 15, 22, 29; Sept. 5, 2025 25-03011L

FIRST INSERTION

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

Tax Deed #:2025000773

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: 23-14395

Year of Issuance 2023

Description of Property LOT 15, BLOCK 235, NORTH PART OF UNIT 36, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-02-00235.0150

Names in which assessed: DEBON HOUSING STATE 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 10/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 15, 22, 29; Sept. 5, 2025 25-03021L

mands 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 15, 2025.

Personal Representative:

Dennis Kernan

5844 Inwood Dr

Eau Claire, WI 54701

Attorney for Personal Representative: Jonathon C. Elgin

JC Elgin, PA

12858 Banyan Creek Dr Suite 102

Fort Myers, FL 33917

Telephone: 2399553175

Florida Bar No. 1003247

Email Addresses: jc@jcelgin.com

August 15, 22, 2025 25-03099L

SAVE TIME

1V20906_V11

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

FIRST INSERTION

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

Tax Deed #:2025000780
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: 23-18563
Year of Issuance 2023 Description of Property LOT 14, BLOCK 72, UNIT 14, 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 77, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-14-00072.0140
Names in which assessed: ESTATE OF MATULICZ WANDA, JOSEPH MATULICZ, WANDA MATULICZ

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03030L

FIRST INSERTION

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

Tax Deed #:2025000775
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: 23-14478
Year of Issuance 2023 Description of Property LOT 1, BLOCK 305, UNIT 52, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-17-00305.0010
Names in which assessed: ELIZABETH ANDRINGA, HEINRICH P ANDRINGA TRUST, HEINRICH P ANDRINGA

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03041L

FIRST INSERTION

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

Tax Deed #:2025000781
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: 23-15052
Year of Issuance 2023 Description of Property LOT 10, BLOCK 8, UNIT 2, SECTION 09, 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 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-27-02-00008.0100
Names in which assessed: RES ELITE LEHIGH LLC, RES ELITE LEHIGH LLC A FLORIDA

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03043L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-2443
IN RE: ESTATE OF:
JEFFREY MICHAEL WILCOX
Deceased

The administration of the estate of Jeffrey Michael Wilcox, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice was or shall be: August 15, 2025

Personal Representative:
Kimberly Sue Wilcox
5980 Dickenson Ct.
North Fort Myers, FL 33903
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P. A.
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
August 15, 22, 2025 25-03058L

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002281
Division Probate
IN RE: ESTATE OF
ARMAND R. LAFLEUR
Deceased.

The administration of the estate of Armand R. LaFleur, deceased, whose date of death was June 29, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2098
IN RE: ESTATE OF
ROSE CIULLA,
Deceased.

The administration of the estate of Rose Ciulla, 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. 732.2211, 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 15, 2025.

Personal Representative:
Rosemarie Cranston
12 Thompson Street
Gloucester, MA 01930
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 15, 22, 2025 25-03067L

FIRST INSERTION

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 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

FIRST INSERTION

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2080
Division Probate
IN RE: ESTATE OF
JOAN ROSE BRETSCHER
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 Joan Rose Bretscher, deceased, File Number 25-CP-002080 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was January 7, 2025; that the total value of the estate is \$6,078.36 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Patricia Harrison
1206 La Faunce Way,
Fort Myers, FL 33919
George Bretscher
1015 N. Ocean Ave,
Medford, NY 11763
Henry Bretscher
6 Sheri Ct,
Farmingville, NY 11738

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 15, 2025.

Persons Giving Notice:
James B. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
Josephine M. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
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 15, 22, 2025 25-03066L

at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Mrs. Denise G. Lafeur
917 SE 6 Ter.
Cape Coral, FL 33990
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
Florida Bar Number: 116474
The Warnock Law Group
6843 Porto Fino Circle
Fort Myers, FL 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
August 15, 22, 2025 25-03076L

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 15, 2025.

Personal Representative:
Signed by: Terry Thimlar
Terry Thimlar
11449 Waterford Village Drive
Fort Myers, Florida 33913
Attorney for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
August 15, 22, 2025 25-03096L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002122
IN RE: ESTATE OF
SANDRA LEE KUNKLE
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 Sandra Lee Kunkle, deceased, File Number 25-CP-002122, 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 31, 2025; that the total value of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
James B. Kunkle and Josephine M. Kunkle, Trustees of the Sandra Lee Kunkle Trust
24543 Rocky Rd.
Bonita Springs, Florida 34135

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 15, 2025.

Persons Giving Notice:
James B. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
Josephine M. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
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 15, 22, 2025 25-03066L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:25-CP-2322
IN RE: THE ESTATE OF
FAITH A. CASEY,
Deceased.

The administration of the estate of FAITH A. CASEY, deceased, File Number 25-CP-2322 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 the first publication of this Notice is August 15, 2025.

JEFFREY J. CASEY
Personal Representative
25 Chilton Av.
Kingston, MA 02364
PHILLIP A. ROACH
Attorney for Personal Representative
Fla Bar No. 0765864
28179 Vanderbilt Drive, Suite 1
Bonita Springs, Florida 34134
239-992-0178
August 15, 22, 2025 25-03083L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 25-CP-002395
IN RE: THE ESTATE OF
ELAINE LALLY FRIEL
Deceased.

The administration of the estate of ELAINE LALLY FRIEL, deceased, Case Number 25-CP-002395, 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 the 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 15, 2025.

Personal Representative:
DANIEL PILOSENO
6012 Yeats Manor Drive #108
Tampa, Florida 33616
Attorney for Personal Representative:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sglawoffice.com
August 15, 22, 2025 25-03059L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2440
Division Probate
IN RE: ESTATE OF
PATRICIA C. GORDIN
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 Patricia C. Gordin, deceased, File Number 25-2440-CP, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901; that the decedent's date of death was April 2, 2024; that the total value of the estate is \$19,466 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Marsha Gray, TTEE
Lawrence A. Gordin and Patricia C. Gordin Joint Revocable Living Trust u/a/d 11-22-2006
20462 Foxworth Circle
Estero, Florida 33928

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 15, 2025.

Person Giving Notice:
Marsha Gray
20462 Foxworth Circle
Estero, Florida 33928
Attorney for Person Giving Notice
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
August 15, 22, 2025 25-03065L

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices

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

Call **941-906-9386**
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Business Observer

FIRST INSERTION													
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002093 Division: Probate IN RE: ESTATE OF JAMES HENRY WALSH, Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of James Henry Walsh, deceased, File Number 25-CP-002093, 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 February 6, 2024; that the total value of the estate is \$16,639.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><th>Name</th><th>Address</th></tr><tr><td>Kevin R. Walsh</td><td>7131 Murray Lane Annadale, VA 22003</td></tr><tr><td>Kristin R. Mellott</td><td>19867 Diamond Hill Ct. North Fort Myers, FL 33903</td></tr><tr><td>Jennifer Gullickson</td><td>48186 Caskey Lane Buxton, NC 27920</td></tr><tr><td>Maureen M. Marino</td><td>419 US Hwy. 1 #E102 North Palm Beach, FL 33408</td></tr><tr><td>Kara M. Philippou</td><td>8 SE Mesa Lane Port Saint Lucie, FL 34952</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims</p>		Name	Address	Kevin R. Walsh	7131 Murray Lane Annadale, VA 22003	Kristin R. Mellott	19867 Diamond Hill Ct. North Fort Myers, FL 33903	Jennifer Gullickson	48186 Caskey Lane Buxton, NC 27920	Maureen M. Marino	419 US Hwy. 1 #E102 North Palm Beach, FL 33408	Kara M. Philippou	8 SE Mesa Lane Port Saint Lucie, FL 34952
Name	Address												
Kevin R. Walsh	7131 Murray Lane Annadale, VA 22003												
Kristin R. Mellott	19867 Diamond Hill Ct. North Fort Myers, FL 33903												
Jennifer Gullickson	48186 Caskey Lane Buxton, NC 27920												
Maureen M. Marino	419 US Hwy. 1 #E102 North Palm Beach, FL 33408												
Kara M. Philippou	8 SE Mesa Lane Port Saint Lucie, FL 34952												
<p>or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The 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.</p> <p>The date of first publication of this Notice is August 15, 2025.</p> <p>Person Giving Notice: Kristin R. Mellott 19867 Diamond Hill Ct. North Fort Myers, FL 33903 Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney Florida Bar Number: 1010542 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: courtneyvl@trustska.com 01011024.DOC/1 4936-6477-6016, v.1 August 15, 22, 202525-03085L</p>													
FIRST INSERTION													
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2404 Division Probate IN RE: ESTATE OF CALVIN GEORGE KNAPP A/K/A CALVIN G. KNAPP Deceased.</p> <p>The administration of the estate of Calvin George Knapp a/k/a Calvin G. Knapp, deceased, whose date of death was December 11, 2024, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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. 732.221, Florida Statutes.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Kevin Knapp 15600 Old Wedgewood Court Fort Myers, Florida 33908 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 15, 22, 202525-03093L</p>													
FIRST INSERTION													
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002486 Division Probate IN RE: ESTATE OF SUSAN REX MICHAEL A/K/A SUSAN KAY REX MICHAEL Deceased.</p> <p>The administration of the estate of Susan Rex Michael a/k/a Susan Kay Rex Michael, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>													
FIRST INSERTION													
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2332 Division P (7) IN RE: ESTATE OF WALTER L. SCHWATKA Deceased.</p> <p>The administration of the estate of WALTER L. SCHWATKA, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Darrin R. Schutt, Esq. 12601 New Brittany Boulevard Fort Myers, Florida 33907 Attorney for Personal Representative: Darrin R. Schutt, Esq. Attorney Florida Bar Number: 886830 SCHUTT LAW FIRM PA 12601 New Brittany Boulevard Fort Myers, Florida 33907 Telephone: (239) 540-7007 Fax: (239) 791-1080 E-Mail: darrin.schutt@schuttlaw.com Secondary E-Mail: briana@schuttlaw.com August 15, 22, 202525-03060L</p>													
FIRST INSERTION													
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2457 Division Probate IN RE: ESTATE OF LAWRENCE A. GORDIN Deceased.</p> <p>The administration of the Estate of Lawrence A. Gordin, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Marsha Gray 20462 Foxworth Circle Estero, Florida 33928 Attorney for Personal Representative: David M. Platt Attorney Florida Bar Number: 939196 David M. Platt, P.A. 8880 Gladiolus Dr., Ste. 201 Fort Myers, FL 33908 Telephone: (239) 472-5400 E-Mail: david.platt@sancaplaw.com August 15, 22, 202525-03071L</p>													
FIRST INSERTION													
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-000956 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. CHRISTOPHER SHANE MURRAY, et al., Defendants.</p> <p>NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 18, 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:</p> <p>Lots 16 and 17, Block 224, UNIT NO. 15 SAN CARLOS PARK, according to the plat thereof recorded in Official Records Book 50, Page 509, of the Public Records of Lee County, Florida. Property Address: 17160 Phlox Drive, Fort Myers, FL 33967 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>WITNESS my hand and official seal of this Honorable Court this 8 day of August, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK</p> <p>Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com August 15, 22, 202525-03069L</p>													
FIRST INSERTION													
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000825 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEMAL ALEMDAR, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 09, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ 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 September 04, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 434 PICTURE-SQUE, LEHIGH ACRES, FL 33974</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 6 day of August, 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 23-147125 - MaM August 15, 22, 202525-03057L</p>													
FIRST INSERTION													
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-003518 LOANDEPOT.COM, LLC Plaintiff(s), vs. ANDREW WOLFF; JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on August 7, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of September, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit::</p> <p>THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 4009 East River Drive, Fort Myers, FL 33916</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>08/12/2025Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T. Mann Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-003073-1 August 15, 22, 202525-03090L</p>													
FIRST INSERTION													
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-001429 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CARMELO RIVERA, ET AL., Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated and entered in Case No. 25-CA-001429 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CARMELO RIVERA; EVELYN RIVERA; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT' #1, are Defendants, I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on October 23, 2025 the following described property set forth in said Final Judgment, to wit:</p> <p>LOT (S) 1 AND 2, BLOCK 477, CAPE CORAL UNIT 14, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 61 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA</p> <p>Commonly known as: 3802 SE 7th Ave, Cape Coral, FL 33904</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside, 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.</p> <p>DATED in Lee, Florida this, day of 08/12/2025</p> <p>Kevin C. Karnes As Clerk of Circuit Court Lee County, Florida (SEAL) N Wright Angad Deputy Clerk</p> <p>LLS14249 August 15, 22, 202525-03094L</p>													
FIRST INSERTION													
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Probate Division File No. 25-CP-001920 IN RE: ESTATE OF DEBRA LEE MOSCATO deceased.</p> <p>The administration of the testate estate of Debra Lee Moscato, deceased, whose date of death was November 17, 2024, File Number 25-CP-001920 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice to Creditors is August 15, 2025</p> <p>Abo Jason Jerome Moscato Personal Representative 13749 Linden Ct, Thornton, CO 80602p Brian J. Downey, Esq. FL Bar Number: 0017975 BARRETT MCNAGNY LLP Attorney for Personal Representative 215 E. Berry St. Fort Wayne, IN 4682 260-423-8871 bjd@barrettllaw.com August 15, 22, 202525-03106L</p>													

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OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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NOTES

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OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

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CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

52060802



FIRST INSERTION

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of Renaissance Community Development District (“District”) has scheduled a special meeting on August 27, 2025 at 9:00 a.m., at the Offices of Knott Ebelini Hart, 1625 Hendry Street, Suite 301, Fort Myers, Florida 33901. The purpose of the Special Meeting is to discuss a letter received by the District from counsel for Concert Golf regarding the District’s recent letter to District owners regarding the Concert lawsuit, and any other business properly brought before the Board.

The Special Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District’s Website 7 days in advance of the meeting at renaissancecdd.org or by telephone or e-mail from the offices of the District Manager, c/o Premier District Management (“**District Manager’s Office**”) during normal business hours: 239-690-7100; cteague@cddmanagement.com. The Special Meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when Board Supervisors or District staff may participate by speaker telephone or other remote communications technologies. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the Special Meeting is advised that such 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, Cal Teague
Renaissance Community Development District
August 15, 2025

25-03102L

FIRST INSERTION

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE

TO: (See Exhibit A – Obligor)

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

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof..

Exhibit A

OBLIGOR: John Tom, 105 TUMBLEDOWN ROAD, Burlington KOEiLO Canada and Melissa Louise Tom, 105 TUMBLEDOWN ROAD, Burlington KOEiLO Canada; WEEK: 32; UNIT: 5384; TYPE: Annual; TOTAL: \$3,848.57; PER DIEM: \$1.42; NOTICE DATE: August 7, 2025

OBLIGOR: Colleen Marie McGhee, AKA Colleen McGhee, PO BOX 993, Southampton, PA 18966; WEEK: 9; UNIT: 5180L; TYPE: ; TOTAL: \$3,781.94; PER DIEM: \$1.40; NOTICE DATE: August 7, 2025

File Numbers: 25-005400, 25-

005411

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.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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 15, 22, 2025

25-03091L

FIRST INSERTION

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE

TO: (See Exhibit A – Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof..

Exhibit A

OBLIGOR: Susan Victoria George, 59 EAST CARIBBEAN, Port St. Lucie, FL 34952 and Ernest Francis George, 59 EAST CARIBBEAN, Port St. Lucie, FL 34952; WEEK: 36; UNIT: 5160L; TYPE: Annual; TOTAL: \$1,053.55; PER DIEM: \$0.11; NOTICE DATE: July 30, 2025

File Numbers: 25-010099

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumber-

ing the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.
Valerie N Edgecombe, Esq.
Jordan A Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
August 15, 22, 2025

25-03061L

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: Lauren A. O’Leary, 2020 WALNUT ST, APT 4J, Philadelphia, PA 19103; WEEK:

48; UNIT: 5364; TYPE: Annual; TOTAL: \$22,487.53; PER DIEM: \$4.67; NOTICE DATE: July 31, 2025

OBLIGOR: Heather M. Stone, 17131 PLEASURE ROAD, Cape Coral, FL 33909; WEEK: 34; UNIT: 5282L; TYPE: Annual; TOTAL: \$5,832.36; PER DIEM: \$2.21; NOTICE DATE: July 31, 2025

OBLIGOR: Hope E. Johnson Nesteruk, AKA Hope E. Nesteruk, 919 CHESTNUT MANOR CT, Curtis Bay, MD 21226 and Kyle Albert Nesteruk, 919 CHESTNUT MANOR CT, Curtis Bay, MD 21226; WEEK: 12; UNIT: 5168L; TYPE: Even Year Biennial; TOTAL: \$1,359.66; PER DIEM: \$0.32; NOTICE DATE: July 31, 2025

OBLIGOR: Hayden Wengrow, 737 GLENRIDGE RD, Spartanburg, SC 29301 and Seana Wengrow, 737 GLENRIDGE RD, Spartanburg, SC 29301; WEEK: 29; UNIT: 5186; TYPE: Annual; TOTAL: \$3,747.24; PER DIEM:

\$1.39; NOTICE DATE: July 31, 2025

OBLIGOR: John Wayne Sheppard, 1419 PALMWOOD DRIVE, Melbourne, FL 32935 and Ellen Louise Sheppard, 1419 PALMWOOD DRIVE, Melbourne, FL 32935; WEEK: 24; UNIT: 5248L; TYPE: ; TOTAL: \$5,721.43; PER DIEM: \$2.21; NOTICE DATE: July 31, 2025

File Numbers: 25-005393, 25-005407, 25-005408, 25-005415, 25-005419

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.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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 15, 22, 2025

25-03062L

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005606

LATANYA R. GILES, Plaintiff, vs. ROYAL PALM MASONIC LODGE #512, Inc., a defunct Florida not for profit corporation, a/k/a ROYAL PALM MASONIC LODGE, ROYAL PALM MASONIC LODGE #512, and ROYAL PALM LODGE #512, VERNAL L. THOMAS, deceased, the MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF FLORIDA, a Florida not for profit corporation, GENE THOMAS, JOHN THOMAS, CURTIS THOMAS, Unknown heirs of VERNAL L. THOMAS, Unknown spouse of VERNAL L. THOMAS, and ALL OTHER UNKNOWN PARTIES, Defendants.

TO: Defendant, GENE THOMAS, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees,

and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title or interest in the first and/or second deposits relating to the subject property described in Plaintiff, LATANYA R. GILES, Complaint.

YOU ARE NOTIFIED that an action for seeking to quiet title relating to property in Lee County, Florida described as follows:

The Southerly Ninety (90) feet of Lots 31 and 32, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded

in Plat Book 3, page 43, Public Records of Lee County, Florida, Folio ID: 10252904.

The 3026 Property is more particularly described as follows: Lots 3, 4, 5 and 6, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, less the 20 feet on the Northerly side adjacent to Anderson Avenue, Public Records of Lee County, Florida, Folio ID: 10252905.

The 3003 Property is more particularly described as follows: Lots 1 and 2 and the Northerly Ten (10) feet of Lots 31 and 32, all in Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, less and excepting therefrom, the right of way of Anderson Avenue, along the Northerly side of Lots 1 and 2 and less and excepting that portion of Lot 1, Block 4, as described in Deed to State of Florida Department of Transportation recorded in Official Records Book 2992, page 3341, Public Records of Lee County, Florida,

Folio ID: 10252918.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff’s attorney, whose address is Eggert Fitzpatrick,, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before September 22, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff’ attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Noted on 08/11/2025.

Kevin C. Karnes
CLERK OF CIRCUIT COURT
(SEAL) By: K Shoop
Deputy Clerk

EGGERT FITZPATRICK
/s/, Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, Esq., B.C.S.
Florida Bar No. 0370710
scott@eggfitz.com – Email
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 - Telephone
(813) 633-3397 – Telecopier
Attorney for Plaintiff,
LATANYA R. GILES
Aug. 15, 22, 29; Sept. 5, 2025

25-03081L

FIRST INSERTION

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE

TO: (See Exhibit A – Obligor)

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

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof..

Exhibit A

OBLIGOR: Dale Clarke, 11531 S.W. 109 RD #W, Miami, FL 33176 and Judy L. Clarke, 11531 S.W. 109 RD #W, Miami, FL 33176; WEEK: 31; UNIT: 5285; TYPE: Annual; TOTAL: \$3,780.58; PER DIEM: \$1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Leigh Anne Keener, 7710 SHELBURNE CIRCLE, Spring, TX 77379 and Ronny Glen Keener Jr., 2614 Rippling Bend Drive, Manvel, TX 77578; WEEK: 25; UNIT: 5182L; TYPE: Even; TOTAL: \$2,726.95; PER DIEM: \$0.85; NOTICE DATE: August 1, 2025

OBLIGOR: Quaneke Hoskin, 5035 LAKEWOOD CREEK AVENUE, Las Vegas, NV 89141; WEEK: 26; UNIT: 5380L; TYPE: Even; TOTAL: \$3,253.33; PER DIEM: \$1.06; NOTICE DATE: August 1, 2025

OBLIGOR: Glenn Berger, AKA Glenn Thomas Berger, 2719 30TH ST. SW, Lehigh Acres, FL 33976; WEEK: 39; UNIT: 5262L; TYPE: Annual; TOTAL:

\$3,780.58; PER DIEM: \$1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Michael J. Peragine, 6231 PGA BLVD #104-308, Palm Beach Gardens, FL 33418; WEEK: 26; UNIT: 5146; TYPE: Annual; TOTAL: \$5,834.57; PER DIEM: \$2.21; NOTICE DATE: August 1, 2025

File Numbers: 25-005397, 25-005398, 25-005401, 25-005413, 25-005416

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.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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 15, 22, 2025

25-03063L

FIRST INSERTION

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE

TO: (See Exhibit A – Obligor)

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

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof..

Exhibit A

OBLIGOR: Margaret M. Carey, C/O RFA CORPORATION, P.O. BOX 1364, Mustang, OK 73064 and Timothy O’ Beirne, C/O RFA CORPORATION, P.O. BOX 1364, Mustang, OK 73064; WEEK: 48; UNIT: 5384; TYPE: Annual; TOTAL: \$5,834.57; PER DIEM: \$2.21; NOTICE DATE: August 1, 2025

OBLIGOR: Lisa E. Zwick, 11370 ISLAND LAKES LANE, Boca Raton, FL 33498 and Andrew H. Zwick, 11370 ISLAND LAKES LANE, Boca Raton, FL 33498; WEEK: 32; UNIT: 5285; TYPE: Annual; TOTAL: \$3,755.58; PER DIEM: \$1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Christy M. Brown, 18838 GOLF BLVD, UNIT 202, Indian Shores, FL 33785; WEEK: 50; UNIT: 5285; TYPE: ; TOTAL: \$5,834.57; PER DIEM: \$2.21; NOTICE DATE: August 1, 2025

OBLIGOR: Sue A. Ferguson, 13761 E 51ST ST., #5104, Tulsa, OK 74134; WEEK: 33; UNIT: 5160L; TYPE: Annual; TOTAL: \$3,790.58; PER DIEM: \$1.39;

NOTICE DATE: August 1, 2025

OBLIGOR: Emily R. Massa, 899 POWERS FERRY ROAD SE, Marietta, GA 30067 and Luke J. Massa, 899 POWERS FERRY ROAD SE, Marietta, GA 30067; WEEK: 46; UNIT: 5144; TYPE: ; TOTAL: \$5,834.57; PER DIEM: \$2.21; NOTICE DATE: August 1, 2025

File Numbers: 25-005395, 25-005399, 25-005402, 25-005405, 25-005417

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.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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 15, 22, 2025

25-03064L

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-CA-001012
LAKEVIEW LOAN SERVICING,
LLC
Plaintiff, VS.
KRISTIAN ALTAMURA; WENDY
ALTAMURA; ET AL
Defendant(s).

To the following Defendant(s):
KRISTIAN ALTAMURA
Last Known Address
1722 SW 4TH AVE
CAPE CORAL, FL 33991
WENDY ALTAMURA
Last Known Address
1722 SW 4TH AVE
CAPE CORAL, FL 33991

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOTS 54 AND 55, BLOCK
3091, CAPE CORAL, UNIT 62,
ACCORDING TO THE PLAT
THEREOF, OF RECORD IN
PLAT BOOK 21, PAGE(S) 21
THROUGH 38, OF THE PUB-
LIC RECORDS OF LEE COUN-
TY, FLORIDA.

a/k/a 1722 SW 4TH AVE, CAPE
CORAL, FL 33991 (Lee County).

has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek
Road, Suite 1045, Fort Lauderdale,
Florida 33309, within 30 days after

the first publication of this Notice in
the BUSINESS OBSERVER (GULF
COAST), 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 de-
mand 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 Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

WITNESS my hand and the seal
of this Court this 13th day of August,
2025.

Kevin C. Karnes,
Clerk of the Circuit Court &
Comptroller
(SEAL.) By: K Harris
As Deputy Clerk

Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
August 15, 22, 2025 25-03104L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002199
Division PROBATE
IN RE: ESTATE OF
SANDRA L. BURKE
Deceased.

The administration of the estate of
SANDRA L. BURKE, deceased, whose
date of death was January 10, 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 ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

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

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

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

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

The date of first publication of this
notice is Friday, August 15, 2025.

Personal Representative:
JENNIFER L. STONE
2505 NW 24th Street
Cape Coral, Florida 33993

Attorney for Personal Representative:
PHILIP V. HOWARD, Esq., Attorney
Florida Bar Number: 106970
Hahn Loeser & Parks LLP
2400 First Street, Suite 300
Fort Myers, Florida 33901
Telephone: (239) 337-6750
Fax: (239) 208-5459
E-Mail: phoward@hahnlaw.com
Secondary E-Mail:
jstone@hahnlaw.com
Secondary E-Mail:
vbaker@hahnlaw.com
19031687.1
August 15, 22, 2025 25-03108L

FIRST INSERTION

EAST BONITA BEACH ROAD 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 East Bonita Beach Road Community
Development District (“**District**”) will hold a public hearing and regular meeting
as follows:

DATE:	September 2, 2025
TIME:	10:30 a.m.
LOCATION:	D.R. Horton 10541 Ben C. Pratt Six Mile Cypress Parkway Fort Myers, Florida 33966

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

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

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

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

District Manager August 15, 22, 2025	25-03101L
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2430
IN RE: ESTATE OF
DAVID JOHN RATHJE
a/k/a DAVID J. RATHJE,
Deceased.

The administration of the Estate of
DAVID JOHN RATHJE a/k/a DAVID
J. RATHJE, 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 name and address 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 de-
mands against Decedent's Estate on
whom a copy of this notice is required
to be served must file their claims
with this court ON OR BEFORE THE
LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION
OF THIS NOTICE OR 30 DAYS AF-
TER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.

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

The date of first publication of this
notice is August 15, 2025.

The Co-Personal Representatives
have no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent's surviving spouse is property to
which the Florida Uniform Disposition
of Community Property Right at Death
Act (Sections 732.216-732.228 of the
Florida Probate Code) applies or may
apply, unless a written demand is made
by a creditor as specified in Section
732.2211 of the Florida Probate Code.

Co-Personal Representatives:
DEBRA C. RATHJE
DAVID WILLIAM RATHJE
c/o Cummings & Lockwood, LLC
FINEMARK NATIONAL BANK &
TRUST

8695 College Parkway, Suite 100
Fort Myers, FL 33919
Attorney for the Co-Personal
Representatives:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9086029.1.docx 8/13/2025
August 15, 22, 2025 25-03105L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001961
Division: Probate
IN RE: ESTATE OF
ELIZABETH ANN CLARK,
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 Elizabeth Ann
Clark, deceased, File Number 25-CP-
001961, 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 dece-
dent's date of death was April 21, 2025;
that the total value of the estate is \$0.00
and that the names and addresses of
those to whom it has been assigned by
such order are:

Name Address
Megan Clark
(f/k/a Megan Cammarata)
5455 Governors Drive
Fort Myers, FL 33907

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent other than those for whom
provision for full payment was made in
the Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS AND
DEMANDS NOT SO FILED WILL BE
FOREVER BARRED. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

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

The date of first publication of this
Notice is August 15, 2025.

Person Giving Notice:
Megan Clark
(f/k/a Megan Cammarata)
5455 Governors Drive
Fort Myers, FL 33907

Attorney for Person Giving Notice:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES
LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtney1@trustska.com
0101024.DOC/1
4910-1305-1720, v. 3
August 15, 22, 2025 25-03100L

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

lv2025/v3_v15

SAVE
TIME



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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

lv2025/v3_v15



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.

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS---

SECOND INSERTION
NOTICE OF PUBLIC SALE
The following personal property of PATRICIA SOUTHWICK, MORRIS ST. DENIS, if deceased any unknown heirs or assigns, HELEN ST. DENIS, if deceased any unknown heirs or assigns, and RAYMOND ST. DENIS, if deceased any unknown heirs or assigns, will, on August 20, 2025, at 10:00 a.m., at 629 Dawn Drive, Lot #629, N. Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1992 SUNC MOBILE HOME, VIN: FLFLM33A14412SC, TITLE NO.: 0062541628, and VIN: FLFLM33B14412SC, TITLE NO.: 0062541629 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#25023-1109)
August 8, 15, 2025 25-02945L

THIRD INSERTION
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.
TO: KAZIMER LOUIS GRABOWSKI 11363 KONCZAK AVENUE WARREN, MI 48089
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 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.
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before September 02, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.
DATED this 23 day of July, 2025.
Kevin C. Karnes
Clerk of the Circuit Court (SEAL) By: K. Shoap
As Deputy Clerk
The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
August 1, 8, 15, 22, 2025 25-02807L

--- TAX DEEDS / ESTATE ---
SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025000678
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: 23-06342
Year of Issuance 2023
Description of Property A TRACT RESERVED FOR PHASE II, SUMMERLIN MEDICAL PARK, A PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OR BOOK 1873, PAGES 410-478, AS AMENDED, AND UNDIVIDED INTEREST IN COMMON ELEMENTS, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPOSED PHASE II, SUMMERLIN MEDICAL PARK, A PROFESSIONAL OFFICE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1873, PAGES 410 THROUGH 478, AS REVISED BY RESTATED CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1924. PAGES 2542 THROUGH 2607, TOGETHER WITH ALL AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE AFORESAID CONDOMINIUM PERTINENT TO SAID UNIT. SAID PHASE II, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE NORTH 0°05'30" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR 730.26 FEET; THENCE SOUTH 89°03'27" WEST FOR 382.86 FEET; THENCE NORTH 0°19'44" WEST FOR 209.86 FEET; THENCE SOUTH 89°40'16" WEST FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 89°40'16" WEST FOR 38.00 FEET; THENCE NORTH 0°19'44" WEST FOR 50.00 FEET; THENCE NORTH 43°28'52" WEST FOR 21.93 FEET; THENCE NORTH 0°19'44" WEST FOR 27.77 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARING SOUTH 66°42'51" EAST FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 34.00 FEET AND A CENTRAL ANGLE OF 12°47'12" FOR 7.59 FEET; THENCE NORTH 89°40'16" EAST FOR 50.76 FEET; THENCE SOUTH 0°19'44" EAST FOR 101.00 FEET TO THE POINT OF BEGINNING.
Strap Number 11-45-24-P1-00300.0020
Names in which assessed: MAURIZIO D'ALESSANDRO
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.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 25-02892L

SECOND 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

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

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polkcountyclerk.net

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Business Observer

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

FOURTH INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000628 NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12816 Year of Issuance 2023 Description of Property LOT 16, BLOCK 18, UNIT 1, THAT PART OF SECTION 10, LYING NORTH OF STATE ROAD NO. 82, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING LO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 96, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 10-45-26-01-00018.0160 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 25; Aug. 1, 8, 15, 2025	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY 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	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000664 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: 23-17399 Year of Issuance 2023 Description of Property UNIT 22, BUILDING 4, SUNSET LAKES, PHASE 1, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS THERETO, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 2698, PAGES 65 THROUGH 155, INCLUSIVE, AND AMENDED AS RECORDED IN O.R. BOOK 2723, PAGE 1478, AND ANY FURTHER AMENDMENTS TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF CONSTITUTING PART OF THE 18 COMPLETED UNITS OR ANY COMMON ELEMENTS APPURTENANT TO THE 18 COMPLETED UNITS. Strap Number 31-44-27-18-00004.0022 Names in which assessed: MARTIN PICO ENTERPRISES, INC. Jul. 18; Aug. 15, 2025	NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION 20-GA-000064 IN RE: The Guardianship of Jerome Sifford Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$2653.80 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 06/01/2025, IN RE: The Guardianship of Jerome Sifford, the Ward. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: June 06, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Karen Dix Deputy Clerk Jul. 18; Aug. 15, 2025	NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION 96-GA-003547 IN RE: The Guardianship of Doyle, Carolyn Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$6,740.51 are being held for Carolyn Doyle in the registry of the court, deposited per order dated 06/30/2025, IN RE: The Guardianship of Doyle, Carolyn, the Ward. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: July 15, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Jul. 18; Aug. 15, 2025
			FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000594	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000632

<p align="center">SECOND INSERTION</p> <p align="center">NOTICE OF PUBLIC SALE</p> <p>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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p>PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM Sale to be held at www.storagetreasures.com.</p> <p>1099 - Beckford, Marvin; 1166 - Milhomme, Iphanie; 1183 - Adams, Andre; 1213 - Valentin, Karlina; 2027 - Padilla-Ramos, Rosa; 2038 - Carmona, Abel; 2202 - Echevarria, Arelly; 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</p> <p>PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM Sale to be held at www.storagetreasures.com.</p> <p>1099 - Douglas-Rose, Carles; 1128 - Johnson, Barbara; 1143 - Hernandez, Maritza; 1508 - Pagan, Omayra; 2186 - Lanier, kimberly; 2301 - Johnson, Barbara; 2392 - Hamm, Miriam</p> <p>Sale to be held at www.storagetreasures.com.</p> <p>F023 - Dodd, Brian; J008 - Lia, Nicole; Q035 - Hyman, Linda; Q042 - Chester, Vegas</p> <p>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.</p> <p>August 8, 15, 2025</p>	
<p align="right">25-02941L</p>	
<p align="center">SECOND INSERTION</p> <p align="center">NOTICE OF PUBLIC SALE</p> <p>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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p>PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM Sale to be held at www.storagetreasures.com.</p>	
<p align="right">25-02991L</p>	

473 - Johnson, Ambril; 0559 - bowen, dobie; 0593 - Elliott, Reginald; 0658 - Felix, Stephan; 0664 - Luten, Jamika; 0735 - Moss, Marrisa; 0739 - Diaz, Sulem; 0779 - Hernandez, Yucef; 0850 - Wade, Trip; 0976 - Dias, Franciara; 1017 - Ruiz, Nylexia; 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.storagetreasures.com.
 0023A - Cardona, Jesus; 0105E - Taylor, Nicholas; 1002G - Nixon, Jeffery; 1007 - Ashe, Robert; 1009G - Mcune, 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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.com.
 A011 - Rau, Shelby Spor; B027 - Kiang, Sabrina; B064 - Santos, Ruth; C009 - Scarola, Frank; E019 - Cabrera, Yaumara; E048 - samedifede, Joridine; 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.storagetreasures.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.storagetreasures.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, 2025

25-02940L

OF THE AFORESAID LOT 13; THENCE RUN SOUTH 01 DEGREES 31' 35" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF MCCANN STREET (25.00 FEET WIDE), FOR 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 31' 35" EAST, ALONG SAID WEST RIGHT OF WAY LINE, FOR 83.00 FEET; THENCE RUN SOUTH 89 DEGREES 14' 52" WEST FOR 113.01 FEET TO A POINT LYING 138.00 FEET WEST OF THE WEST LINE OF BLOCK 2, GROVE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 01 DEGREES 31' 35" WEST, (138.00 FEET WEST OF THE WEST LINE OF SAID BLOCK 2), FOR 83.00 FEET; THENCE RUN NORTH 89 DEGREES 14' 52" EAST FOR 113.01 FEET TO THE POINT OF BEGINNING. BASIS FOR BEARING FROM THE AFORESAID WEST RIGHT-OF-WAY LINE FOR MCCANN STREET AS BEING SOUTH 01 DEGREES 35' 31" EAST. Strap Number 26-44-24-P2-00400.0130

Names in which assessed:
 ROBERT G POMPONIO

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

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

CASE NO.: 25-CA-002831
XRAY INVESTING, LLC,
Plaintiff, v.
ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ, ESTATE OF SIEGFRIED LOTHAR 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.

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

LORENZ LIVING TRUST DATED AUGUST 21, 2008
 ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 8, BLOCK 49, UNIT 9, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before September 02, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 23 day of July, 2025.

Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: K. Shoap
 As Deputy Clerk
 The Law Office of C.W. Wickersham,

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

FOURTH INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-000845 DEBRA RENEE POWERS, Plaintiff, vs. ESTATE OF PATRICIA JENNINGS; et al., Defendants. TO: MARY ALICE WORKMAN; 1055 YOUNG ROAD, CROFTON, KY 42217 ESTATE OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043 UNKNOWN HEIRS OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043 YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida: LOT 14, BLOCK 58, UNIT 12, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 30,PUBLIC RECORDS OF LEE COUNTY, FLORIDA. The above-described land can be identified by Parcel ID: 13-45-27-12-00058.0140 (the “Property”). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff’s attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before September 02, 2025, and file the original with the clerk of this court either before service on the plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on July 23, 2025. KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Jul. 25; Aug. 1, 8, 15, 2025 25-02773L

SECOND INSERTION
CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Coral Bay of Lee County Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 28, 2025
TIME:	10:00 a.m.
LOCATION:	Banks Engineering 10511 Six Mile Cypress Parkway Fort Myers, Florida 33966

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular board meeting of the District will also be held at 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“District Manager’s Office”)**, during normal business hours, or by visiting the District’s website at <https://www.CoralBayofLeeCountydcdd.net/>.

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

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

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

District Manager August 8, 15, 2025	25-02973L
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SECOND 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 conducted 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 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 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
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SECOND 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,
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@sbslaw.com Secondary E-Mail: hking@sbslaw.com August 8, 15, 2025 25-03004L

SECOND 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. 732.221,
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 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

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002663 ADAM & ASHLYNN GROW, Plaintiff, v. DALE G. YOZAMP; ESTATE OF DALE G. YOZAMP; UNKNOWN HEIRS OF DALE G. YOZAMP; STANLEY A. SCOTT, Trustee, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012; ESTATE OF LINDA SCOTT or UNKNOWN HEIRS OF LINDA SCOTT, Defendants. TO: DALE G. YOZAMP ADDRESS UNKNOWN ESTATE OF DALE G. YOZAMP ADDRESS UNKNOWN UNKNOWN HEIRS OF DALE G. YOZAMP ADDRESS UNKNOWN STANLEY A. SCOTT, Trustee, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012 42131 SAN JOSE DR SAN JACINTO, CALIFORNIA 92583 ESTATE OF LINDA SCOTT ADDRESS UNKNOWN UNKNOWN HEIRS OF LINDA SCOTT ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 17, BLOCK 45, NORTH PART UNIT 9, GREENBRIAR, SECTION 4 & 4, TOWNSHIP 44 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 27, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LOT 13, BLOCK 10, UNIT 1, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 188, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff’s attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before September 02, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DATED this 23 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff’s attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Jul. 25; Aug. 1, 8, 15, 2025 25-02789L

SECOND INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is 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 garage essentials. Jacob Bogle unit #502. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. August 8, 15, 2025 25-02942L

FOURTH INSERTION
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: Certificate Number: 23-13269 Year of Issuance 2023 Description of Property N1/2 OF NE1/4 OF SW1/4 OF NE1/4 OF NW1/4 OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. AKA 117B TIMBER TRAILS. Strap Number 15-45-26-L1-U9840.8750 Names in which assessed: CHARLES M WEAVER, CHARLES WEAVER, PAULA A WEAVER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 25; Aug. 1, 8, 15, 2025 25-02701L
SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-000551 IBI-EJ FALCON INVESTMENTS LLC, a Delaware Limited Liability Company, Plaintiff, v. TSAVO GROUP, INC., a Florida Corporation, and AMISPHERE FARM LABOR INC., a Florida Corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 29, 2025, entered in Case No. 25-CA-000551 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein IBI-EJ FALCON INVESTMENTS LLC, a Delaware Limited Liability Company, is the Plaintiff and TSAVO GROUP, INC., a Florida Corporation, 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 28, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 16, Block L, of BONITA BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 8, Page 70, of the Public Records of Lee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner(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. DATED at Fort Myers, Lee County, Florida this 5th day of August, 2025. 08/05/2025 Kevin C Karnes, Clerk of Court (SEAL) T Mann By Deputy Clerk LIPPEs MATHIAS LLP Attorneys for Plaintiff 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 8, 15, 2025 25-03001L

SECOND INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 8/26/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Clifford Newton unit #00165; Amanda Powell unit #00208; Terri Seeger unit #00595 - BMW Sedan 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, 2025 25-02943L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000574 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: 23-00003 Year of Issuance 2023 Description of Property UNIT 83B, MARINA SOUTH SHORE CONDOMINIUM, PHASE IV, AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 160-166, AND AS AMENDED IN CONDOMINIUM BOOK 6, PAGES 198-207 FOR PHASE II, AND AS AMENDED IN CONDOMINIUM BOOK 6, PAGES 265-277 FOR PHASE IV, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES TO SUCH UNIT. Strap Number 01-43-22-03-00083.00B0 Names in which assessed: GLORIA DIANE SWANSON, GLORIA DIANE SWANSON & REYNOLD W SWANSON TRUST, REYNOLD W SWANSON, REYNOLD W. SWANSON IRREVOCABLE TRUST F.B.O. LESLIE DIANE PITMAN DATED 4/15/93 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 25; Aug. 1, 8, 15, 2025 25-02674L

SECOND 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 written 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 entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED: 08/04/25. CLERK OF THE CIRCUIT COURT By: JG {Deputy Clerk} August 8, 15, 22, 29, 2025 25-02985L

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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. 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-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

SECOND 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:
Andrew G. Rosenberg, Esq.
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

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-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,

SECOND 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

SECOND 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

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ESTATE

<div>SECOND 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:</div> <div>JOHN FERRARI, JR.</div> <div>2520 Tamiami Trail North, Suite 11</div> <div>Nokomis, Florida 34275</div> <div>Attorney for Personal Representative:</div> <div>JOHN FERRARI, JR.</div> <div>Attorney</div> <div>Florida Bar Number: 111132</div> <div>Ferrari, Butler & Moneymaker, PLLC</div> <div>2520 Tamiami Trail North, Suite 11</div> <div>Nokomis, Florida 34275</div> <div>Telephone: (941) 960-1676</div> <div>Fax: (941) 296-8656</div> <div>E-Mail: johnf@elderlegalf.com</div> <div>Secondary E-Mail:</div> <div>pollyb@elderlegalf.com</div> <div>August 8, 15, 2025</div> <div>25-02962L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>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</div> <div>Personal Representative</div> <div>17440 Via Lugano Court</div> <div>Miromar Lakes, Florida 33913</div> <div>Brian V. McAvoy</div> <div>Attorney for Personal Representative</div> <div>Florida Bar No. 0047473</div> <div>Roetzel & Andress LPA</div> <div>999 Vanderbilt Beach Road, Suite 401</div> <div>Naples, Florida 34108</div> <div>Telephone: (239) 649-6200</div> <div>Email: bmcavoy@ralaw.com</div> <div>Secondary E-Mail:</div> <div>serve.bmcavoy@ralaw.com</div> <div>August 8, 15, 2025</div> <div>25-02956L</div>	<div>SECOND 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:</div> <div>Thomas C. Zogas</div> <div>182 Connecticut Avenue</div> <div>Sinking Spring, Pennsylvania 19608</div> <div>Attorney for Personal Representative:</div> <div>Janet M. Strickland,</div> <div>FL Bar No. 137472</div> <div>Neva K. Torres,</div> <div>FL Bar No. 1049725</div> <div>Law Office of Janet M. Strickland, P.A.</div> <div>2340 Periwinkle Way, Suite J-1</div> <div>Sanibel, FL 33957</div> <div>Telephone: (239) 472-3322</div> <div>E-Mail: jms@sanibellaw.net</div> <div>Secondary E-Mail:</div> <div>neva@sanibellaw.net</div> <div>August 8, 15, 2025</div> <div>25-02996L</div>	<div>SECOND 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:</div> <div>Thomas A. Collins, II</div> <div>100 Aviation Drive S., Suite 106</div> <div>Naples, Florida 34104</div> <div>Attorney for Personal Representative:</div> <div>Thomas A. Collins, II, Esq.</div> <div>Florida Bar Number: 0894206</div> <div>THORNTON LAW FIRM, PLLC</div> <div>100 Aviation Drive S., Suite 106</div> <div>Naples, Florida 34104</div> <div>Telephone: (239) 649-4900</div> <div>Fax: (239) 649-0823</div> <div>E-Mail: tcollins@swflaw.com</div> <div>Secondary E-Mail:</div> <div>dphillips@swflaw.com</div> <div>August 8, 15, 2025</div> <div>25-02958L</div>	<div>SECOND 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:</div> <div>Gerald Anthony Pruitt</div> <div>3410 Sunrise Trail</div> <div>Port Charlotte, Florida 33952</div> <div>Attorney for Personal Representative:</div> <div>Bryan K. Tippen, Esq., Attorney</div> <div>Florida Bar Number: 113421</div> <div>TIPPEN LAW FIRM, PLLC</div> <div>315 E. Olympia Ave, STE 224</div> <div>Punta Gorda, Florida 33950</div> <div>Telephone: (941) 888-4260</div> <div>Fax: (239) 214-6080</div> <div>E-Mail: info@tippenlaw.com</div> <div>Secondary E-Mail:</div> <div>Bryan@TippenLaw.com</div> <div>August 8, 15, 2025</div> <div>25-02986L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>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:</div> <div>MELINDA KING</div> <div>2060 Matecumbe Key Road Unit 2501</div> <div>Punta Gorda, FL 33955</div> <div>Attorney for Personal Representative</div> <div>Mary E. Trask, Esq.</div> <div>Florida Bar Number: 10927</div> <div>Trask Law</div> <div>16500 Burnt Store Road, Suite A-104</div> <div>Punta Gorda, FL 33955</div> <div>Telephone: (941) 655-8003</div> <div>Fax: (239) 244-8563</div> <div>E-mail: metesq@yahoo.com</div> <div>Secondary Email:</div> <div>trasklaw@gmail.com</div> <div>August 8, 15, 2025</div> <div>25-03000L</div>
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<div>SECOND 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>SECOND 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>SECOND INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 25-CA-001167</div> <div>RAUL ERNESTO RAMIREZ JORGE,</div> <div>Plaintiff, v.</div> <div>JOSE ANTONIO GARCIA and JUAN F. GONZALEZ,</div> <div>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, LE-HIGH 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</div> <div>CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris</div> <div>Deputy Clerk</div> <div>Jacqueline F. Perez, Esquire,</div> <div>KHL LAW,</div> <div>28100 U.S. Hwy. 19 North, Suite 104,</div> <div>Clearwater, Florida 33761</div> <div>August 8, 15, 22, 29, 2025</div> <div>25-02978L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO.: 2025-CA-2430</div> <div>JAMES D. JORDAN,</div> <div>Plaintiff, v.</div> <div>JEFF ALBRIGHT; ET AL.,</div> <div>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</div> <div>Clerk of the Circuit Court (SEAL) By: K Shoap</div> <div>Deputy Clerk</div> <div>Alisa Wilkes, Esq.</div> <div>Wilkes & Mee, PLLC</div> <div>13400 Sutton Park Dr., S, Suite 1204</div> <div>Jacksonville, FL 32224</div> <div>August 8, 15, 22, 29, 2025</div> <div>25-02994L</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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA 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, 2025	25-02953L

SECOND 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, 2025		25-02995L

SECOND 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		
MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF	August 8, 15, 2025	25-02966L

SECOND 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, 2025		25-02952L

SECOND 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, 2025		25-02950L

SECOND 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, 2025		25-02949L

SECOND 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, 2025		25-02959L

SECOND 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, 2025		25-02951L

SECOND 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 OF KRISTEN 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, 2025		25-02997L

ACTIONS / SALES---

<div>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. 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: 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"</div>		<div>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 tenelements, 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</div>
<div>SECOND INSERTION</div>		
<div>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</div>	<div>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</div>	
<div>SECOND INSERTION</div>		
<div>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</div>	<div>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; THENCE RUN S.00°56'44"E. 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</div>	
<div>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.</div>		
<div>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</div>		

--- TAX DEEDS ---

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02914L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02918L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02921L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02929L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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: CARLA 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</div> <div>25-02936L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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, MI-CHAEAL 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</div> <div>25-02937L</div>
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--- ESTATE ---

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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 SUB-DIVISION 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</div> <div>25-02893L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02904L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02923L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02930L</div>	<div>SECOND INSERTION</div> <div>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. August 8, 15, 22, 29, 2025</div> <div>25-02936L</div>	<div>SECOND INSERTION</div> <div>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</div>
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<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #: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</div> <div>25-02902L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000665 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17896 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</div> <div>25-02927L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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</div> <div>25-02898L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>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.real-taxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller Jul. 25; Aug. 1, 8, 15, 2025</div> <div>25-02706L</div>	<div>SECOND INSERTION</div> <div>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 August 8, 15, 2025 25-02961L</div>
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--- TAX DEEDS ---

<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000580</p><p>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:</p><p>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</p><p>Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02672L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000579</p><p>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:</p><p>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</p><p>Names in which assessed: SHARON ANNE BRENNAN</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 & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02676L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000598</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: 23-09043 Year of Issuance 2023 Description of Property LOT 19, BLOCK 28, UNIT 4, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 58, OF THE PUBLIC RECORDS OF LEE COUN- TY, FLORIDA. Strap Number 01-44-26-04-00028.0190</p><p>Names in which assessed: OR HOMES, L.L.C.</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><div>25-02681L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000600</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: 23-09077 Year of Issuance 2023 Description of Property LOT 20, BLOCK 48, UNIT 5, SECTION 1, TOWN- SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-05-00048.0200</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02682L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000601</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: 23-09149 Year of Issuance 2023 Description of Property LOT 3, BLOCK 82, UNIT 8, SECTION 1, LE- HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 01-44-26-08-00082.0030</p><p>Names in which assessed: DON MC INVESTMENTS 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02683L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000603</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: 23-12214 Year of Issuance 2023 Description of Property LOT 6, BLOCK 74, UNIT 7, SECTION 1, LE- HIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 01-45-26-99-00074.0060 AS DESC IN OR 4516 PG 2118 Strap Number 01-45-26-07-00074.0060</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02688L</div></div></div>
<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000576</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: 23-08148 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SEC- TION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTH- EAST CORNER OF SAID NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), RUN SOUTH 88-∞56'30" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) FOR 1,320 FEET; THENCE RUN NORTH 00-∞36'00" WEST PARALLEL WITH THE EAST LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTERLINE OF A ROADWAY EASEMENT 60 FEET WIDE FOR 660 FEET; THENCE RUN SOUTH 88-∞56'30" WEST PARAL- LEL WITH THE SOUTH LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTER- LINE OF A ROADWAY EASE- MENT 60 FEET WIDE FOR 990 FEET, TO THE POINT OF</p></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000576</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: 23-08148 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SEC- TION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTH- EAST CORNER OF SAID NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), RUN SOUTH 88-∞56'30" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) FOR 1,320 FEET; THENCE RUN NORTH 00-∞36'00" WEST PARALLEL WITH THE EAST LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTERLINE OF A ROADWAY EASEMENT 60 FEET WIDE FOR 660 FEET; THENCE RUN SOUTH 88-∞56'30" WEST PARAL- LEL WITH THE SOUTH LINE OF SAID NORTH HALF (N 1/2) ALONG THE CENTER- LINE OF A ROADWAY EASE- MENT 60 FEET WIDE FOR 990 FEET, TO THE POINT OF</p></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000602</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: 23-09178 Year of Issuance 2023 Description of Property LOT 2, BLOCK 103, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RE- CORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-10-00103.0020</p><p>Names in which assessed: RAYMOND J ROBARGE</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 & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02684L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000609</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: 23-09530 Year of Issuance 2023 De- scription of Property LOT 13, BLOCK 58, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-26-11-00058.0130</p><p>Names in which assessed: GEORGE F WALCUTT, ROSE- MARY A WALCUTT</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 & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02685L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000614</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: 23-12493 Year of Issuance 2023 De- scription of Property LOT 13, BLOCK 39, UNIT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-05-00039.0130</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02693L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000608</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: 23-06420 Year of Issuance 2023 Description of Property UNIT NO. 314 OF TRADEWINDS, A CON- DOMINIUM IN BARKELEY SQUARE, A CONDOMINIUM, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1553, PAGE 700, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI- VIDED SHARE IN THE COM- MON ELEMENTS Strap Num- ber 13-45-24-33-00000.3140</p><p>Names in which assessed: JORDAIN BLANCHARD</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 & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02678L</div></div></div>

<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000581</p><p>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:</p><p>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</p><p>Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, 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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02673L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000616</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: 23-12512 Year of Issuance 2023 Description of Property LOT 4, BLOCK 52, UNIT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-26-06-00052.0040</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02695L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000566</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: 23-06022 Year of Issuance 2023 Description of Property LOT 1 AND THE WESTERLY 25 FEET OF LOT 2, BLOCK 49, PALMLEE PARK, PLAT BOOK 6, PAGE 1, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO- GETHER WITH THE SOUTH 10 FEET OF VACATED WIN- KLER AVENUE. Strap Number 35-44-24-P2-00849.0010</p><p>Names in which assessed: ALEX E. HANSEN, Estate of ALEX E. HANSEN, ESTATE OF ALEX HANSEN, ESTATE OF TERESA A RIVERA, TERESA A RIVERA</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 & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02677L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000609</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: 23-12346 Year of Issuance 2023 De- scription of Property LOT 1, BLOCK 51, UNIT 6, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 15, PAGE 94, PUB- LIC RECORDS OF LEE COUN- TY, FLORIDA. Strap Number 02-45-26-06-00051.0010</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02690L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000610</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: 23-12424 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</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02691L</div></div></div>	<div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div><div><p>Tax Deed #:2025000604</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: 23-12215 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</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 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Jul. 25; Aug. 1, 8, 15, 2025</p><div>25-02689L</div></div></div>
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