



--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF MEETINGS HERITAGE PALMS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190, *Florida Statutes*, notice is hereby given that the Fiscal Year 2025-2026 regular meetings of the Board of Supervisors of the Heritage Palms Community Development District will be held at the Heritage Palms Golf and Country Club Fitness Center on 10435 Washingtonia Palm Way in Fort Myers, Florida 33966.

MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 ON THE 4TH MONDAY OF EACH MONTH AT 8:00 A.M. EXCEPT AS NOTED BELOW
Monday, October 27, 2025
Monday, November 17, 2025 (3rd Monday)
Monday, December 15, 2025 (3rd Monday)
Monday, January 26, 2026
Monday, February 23, 2026
Monday, March 23, 2026
Monday, April 27, 2026
Monday, May 18, 2026 (3rd Monday)
Monday, June 22, 2026
Monday, July 27, 2026
Monday, August 24, 2026
Monday, September 28, 2026

These meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means. Any person requiring special accommodation 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.

Calvin Teague, District Manager September 5, 2025	25-03415L
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FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000963 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12952 Year of Issuance 2023 Description of Property LOT 1, BLOCK 60, UNIT 5, SECTION 11, LEHIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-05-00060.0010 Names in which assessed: AARON BASCHIERI, CAY HOMES INC	Tax Deed #:2025000942 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09082 Year of Issuance 2023 Description of Property LOT 19, BLOCK 51, UNIT 5, SECTION 1, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-05-00051.0190 Names in which assessed: CRICKET TECHNOLOGIES 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.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03359L	25-03348L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000968 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10285 Year of Issuance 2023 Description of Property LOT 12, BLOCK 37, REPLAT OF TRACT Q-UNIT 4, EAST 1/2 OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 119, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-26-04-00037.0120 Names in which assessed: JUAN MENDEZ	Tax Deed #:2025001046 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00467 Year of Issuance 2023 Description of Property LOT 22, BLOCK 44, UNIT 11, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 17, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 18-43-23-C1-05538.0220 Names in which assessed: WILLIAM POLLARD
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03351L	25-03332L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001021 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12563 Year of Issuance 2023 Description of Property LOT 12, BLOCK 99, UNIT 11, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-11-00099.0120 Names in which assessed: ASTRID C. JOHNSON, ASTRID JOHNSON, E JOHNSON, EMERY C.W. JOHNSON	Tax Deed #:2025001031 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02046 Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 3798, UNIT 52, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C1-03798.0300 Names in which assessed: 1135 NW 20TH PL FAMILY TRUST (DATED DECEMBER 18TH 2007)
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03358L	25-03339L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001003 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-15252 Year of Issuance 2023 Description of Property LOT 22, BLOCK 13, UNIT 4, SECTION 11, 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 13, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-27-04-00013.0220 Names in which assessed: LAZARO GUZMAN	Tax Deed #:2025001043 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-15867 Year of Issuance 2023 Description of Property LOT 22, BLOCK 44, UNIT 11, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 17, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 15-44-27-11-00044.0220 Names in which assessed: CARO FAMILY INVESTMENTS LLC, ELK MANAGEMENT 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.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03363L	25-03366L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001053 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00508 Year of Issuance 2023 Description of Property LOTS 29 & 30, BLOCK 5510, UNIT 91, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C4-05510.0290 Names in which assessed: SHANNON R DAVIS, SHANNON REA DAVIS	Tax Deed #:2025001059 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00647 Year of Issuance 2023 Description of Property LOTS 1 & 2, BLOCK 2312, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112-130, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C3-02312.0010 Names in which assessed: DARLENE T. GOFF, LEWIS J. STEELE, LUKE A. STEELE, LUKE STEELE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03334L	25-03335L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000973 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-15983 Year of Issuance 2023 Description of Property LOT 17, BLOCK 46, UNIT 12, REPLAT LEHIGH ACRES, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-27-12-00046.0170 Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.	Tax Deed #:2025000967 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19659 Year of Issuance 2023 Description of Property LOT 16, BLOCK 35, UNIT 7, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-07-00035.0160 Names in which assessed: ROBERTO ALEJANDRO RODRIG SAURE, ROBERTO ALEJANDRO RODRIGUEZ SAURE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03367L	25-03373L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001055 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16684 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 16, 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 23-44-27-04-00016.0090 Names in which assessed: MARGUERITE JANE GOULDE	Tax Deed #:2025001041 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19971 Year of Issuance 2023 Description of Property LOT 10, BLOCK 56, UNIT 10, SECTION 14, 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 15, PAGE 141, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-10-00056.0100 Names in which assessed: SANTIAGO TORALES
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03370L	25-03374L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001029 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01974 Year of Issuance 2023 Description of Property LOTS 34 AND 35, BLOCK 2862, CAPE CORAL UNIT 41, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 2 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-23-C2-02862.0340 Names in which assessed: CASS REAL ESTATE PROPERTIES LL, CASS REAL ESTATE PROPERTIES, LLC	Tax Deed #:2025001054 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04285 Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 5636, UNIT 85, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 AT PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C4-05636.0050 Names in which assessed: LETICIA S DONA, LETICIA S. DONA
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025	All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025
25-03338L	25-03343L



--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000995 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00283 Year of Issuance 2023 Description of Property LOTS 31 AND 32, BLOCK 5283, UNIT 82, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 113-126, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-22-C2-05283.0310 Names in which assessed: 1 WORLD DEVELOPERS LLC, 2322 NW 42ND PL 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.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03331L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001047 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00506 Year of Issuance 2023 Description of Property LOTS 41 AND 42, BLOCK 5509, UNIT 91, OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 88 TO 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C4-05509.0410 Names in which assessed: ROBERT DORIA, ROBERT P DORIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03333L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001062 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00830 Year of Issuance 2023 Description of Property LOTS 45, 46, AND 47, BLOCK 2991, UNIT 43, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-43-23-C3-02991.0450 Names in which assessed: GM-GM 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.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03336L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001016 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01139 Year of Issuance 2023 Description of Property LOTS 32, 33, AND 34, BLOCK 4284, CAPE CORAL SUBDIVISION, UNIT 61, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04284.0320 Names in which assessed: CAMARIA HOMES INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03337L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000986 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21453 Year of Issuance 2023 Description of Property LOT 27, BLOCK 5, UNIT 1, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 20, PAGE 38, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-01-00005.0270 Names in which assessed: NIR ANDREW PELLE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03378L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000994 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21984 Year of Issuance 2023 Description of Property LOT 9, BLOCK 6, UNIT 2, SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 69, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-45-27-02-00006.0090 Names in which assessed: NANCY NUNEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03379L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000886 NOTICE IS HEREBY GIVEN that JAMON BOWEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07337 Year of Issuance 2023 Description of Property LOT 7, BLOCK E, PALM TERRACE, AS RECORDED IN PLAT BOOK 34, PAGES 28 AND 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-25-P1-0250E.0070 Names in which assessed: NODRICK YOUNG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03347L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001058 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00240 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 5183, CAPE CORAL, UNIT 83, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 23, PAGES 41 THROUGH 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-22-C3-05183.0090 Names in which assessed: CABRA BLABA 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.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03330L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000937 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04261 Year of Issuance 2023 Description of Property LOTS 20 AND 21, BLOCK 5669, UNIT 85, CAPE CORAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 49-58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C3-05669.0200 Names in which assessed: JIMMY L SMITH, JIMMY L. SMITH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03342L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000949 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02095 Year of Issuance 2023 Description of Property LOTS 84 AND 85, BLOCK 3819, UNIT 52, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 49-63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C2-03819.0840 Names in which assessed: DAVID P LIMACHER, DAVID P. LIMACHER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03340L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001038 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10132 Year of Issuance 2023 Description of Property LOT 6, BLOCK 80, UNIT 8, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-26-08-00080.0060 Names in which assessed: JOHN HENDRIKS JR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03350L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001004 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10332 Year of Issuance 2023 Description of Property LOT 9, BLOCK 13, EAST PART OF UNIT 3, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SECTION IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 190, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 16-44-26-06-00013.0090 Names in which assessed: ANTHONY M SILVA, ANTHONY M. SILVA, ANTHONY SILVA, MARLENE P SILVA, MARLENE P. SILVA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03352L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000947 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09555 Year of Issuance 2023 Description of Property LOT 18, BLOCK 74, WEST 1/2 OF UNIT 13, 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 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-26-13-00074.0180 Names in which assessed: CHRISTOS CHRISTODOULOU, U.S. AFFORDABLE HOMES, INC., US AFFORDABLE HOMES INC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03349L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000956 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18644 Year of Issuance 2023 Description of Property LOT 15, BLOCK 111, UNIT 22, IN SECTION 8 OF SOUTHWOOD, SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-27-22-00111.0150 Names in which assessed: ELIZABETH MCKINLEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03372L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000971 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20107 Year of Issuance 2023 Description of Property LOT 3, BLOCK 55, UNIT 9, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 45 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-09-00055.0030 Names in which assessed: SOI T NGUYEN, UYEN N PHUNG, UYEN PHUNG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03376L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000975 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16216 Year of Issuance 2023 Description of Property LOT 6, BLOCK 44, UNIT 11, LEHIGH ACRES, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-11-00044.0060 Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. September 5, 12, 19, 26, 2025 25-03368L

--- E2LVLE ---
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 1138 Division Probate IN RE: ESTATE OF GLORIA JEAN HORNE, Deceased.
The administration of the estate of GLORIA JEAN HORNE, 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 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.  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 of 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 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 September 5, 2025.  <b>Personal Representative:</b> <b>Kathy Horne</b> 1260 Hall Road North Fort Myers, FL 33903 Attorney for Personal Representative: /s/Pamela D. Keller Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz September 5, 12, 2025 25-03409L

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Business Observer

09/05/2025





FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-002050

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

DIEGO LANDIN A/K/A DIEGO A. LANDIN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed August 21, 2025 entered in Civil Case No. 25-CA-002050 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 AM on 16th day of October, 2025 on the following described property as set forth in said Summary Final Judgment:

Lot 11, Block 18, Morse Shores Subdivision First Addition, according to the Plat thereof as recorded in Plat Book 10, page(s) 32, of the Public Records of Lee County, Florida.

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

Dated this 2nd day of September, 2025.

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: T Mann

Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP,

ATTORNEY FOR PLAINTIFF

110 SE 6TH STREET

FORT LAUDERDALE, FL 33301

(855) 281-3909

MRSERVICE@MCCALLA.COM

25-11677FL

September 5, 12, 2025

25-03425L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 24-CA-008164

BAY HARBOR CLUB OF BONITA BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.

MARGARET PICK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated August 25, 2025 in Case No. 24-CA-008164 in the Circuit Court in and for Lee County, Florida wherein BAY HARBOR CLUB OF BONITA BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and MARGARET PICK, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on SEPTEMBER 25, 2025 Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

UNIT NO. 9B OF BAY HARBOR CLUB, A CONDOMINIUM, PHASE 1, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATIONS THERETO A/K/A: 26225 HICKORY BLVD #9B, BONITA SPRINGS, FL 34134.

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: 08/27/2025,

KEVIN KARNES

CLERK OF THE CIRCUIT COURT

Lee County, Florida (SEAL) N Wright Angad

DEPUTY CLERK OF COURT

Submitted By:

FLORIDA COMMUNITY LAW GROUP, P.L.

Attorneys for Plaintiff

P.O. Box 292965

Davie, FL 33329-2965

Tel: (954) 372-5298

Fax: (866) 424-5348

Email: jared@flclg.com

September 5, 12, 2025

25-03390L

FIRST INSERTION

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

CASE NO. 25-CA-000584

EQUITY TRUST COMPANY, CUSTODIAN, FBO TODD BENWARE IRA Plaintiff, v.

PENNY M. VELFLING A/K/A PENNY M. VELFING; MARK S. VELFLING; UNKNOWN SPOUSE OF PENNY M. VELFLING A/K/A PENNY M. VELFING; UNKNOWN TENANT 1; UNKNOWN TENANT 2; WILLIAM M. DUNN Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 26, 2025, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

Parcel 2:

LOT 2, BLOCK 12, IMPERIAL HARBOR, UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 124 THROUGH 126, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A 1973 HOMETTE MOBILE HOME HAVING VIN#: 03612033G AND TITLE #: 5726784

a/k/a 26196 DUCHESS LANE, BONITA SPRINGS, FL 34135

at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on September 18, 2025 beginning at 09:00 AM.

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

Dated this day of 08/27/2025

Kevin C. Karnes

Clerk of the Circuit Court (SEAL) BY: N Wright Angad

Deputy Clerk

eXL Legal, PLLC

12425 28TH ST NORTH, STE. 200

ST. PETERSBURG, FL 33716-1826

EFILING@EXLLEGAL.COM

1000010712

September 5, 12, 2025

25-03391L

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

Case No: 2025-CA-000643

ROXANN M. AMBROSIOUS, AS TRUSTEE OF THE ROXANN M. AMBROSIOUS TRUST, DATED MARCH 13, 2014, Plaintiff, vs.

JEANNE NEWTON A/K/A JEANNE L. NEWTON, an Individual; JEANNE NEWTON, AS TRUSTEE OF THE JEANNE NEWTON REVOCABLE LIVING TRUST; RONALD NEWTON A/K/A RONALD L. NEWTON, JR., an Individual; and 137 DEVELOPMENT, LLC., a Michigan Limited Liability Company, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2025, and entered in 2025-CA-000643 of the Circuit Court of the Twentieth Judicial Circuit in and for LEE County, Florida, wherein ROXANN M. AMBROSIOUS, AS TRUSTEE OF THE ROXANN M. AMBROSIOUS TRUST, DATED MARCH 13, 2014, is the Plaintiff and JEANNE NEWTON A/K/A JEANNE L. NEWTON, an Individual; JEANNE NEWTON, AS TRUSTEE OF THE JEANNE NEWTON REVOCABLE LIVING TRUST; RONALD NEWTON A/K/A RONALD L. NEWTON, JR., an Individual; and 137 DEVELOPMENT, LLC., a Michigan Limited Liability Company, 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 October 23, 2025, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE RUN S 00°38'08" E ALONG THE WEST LINE OF SAID SECTION 1 FOR 606.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°38'08" E FOR 104.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF

FIRST INSERTION

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

CASE NO.: 25-CA-000176

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.

EDGARD MOISES MONTEAGUDO CAJINA, et al., Defendants.

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:

Lot 10, Block 25, Unit 3, PLAT OF SECTION 2 TOWNSHIP 44 SOUTH, RANGE 26 EAST A SUBDIVISION OF LEHIGH ACRES, according to the map or plat thereof as recorded in Plat Book 15, Page 59, Public Records of Lee County, Florida.

Property Address: 3501 67th Street W, Lehigh Acres, FL 33971

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this 27 day of August, 2025.

Kevin C. Karnes

Clerk of the Circuit Court (SEAL) BY: T Mann

DEPUTY CLERK

Tiffany & Bosco, P.A.

1201 S. Orlando Ave., Suite 430

Winter Park, FL 32789

floridaservice@tblaw.com

September 5, 12, 2025

25-03392L

FIRST INSERTION

DAWSON CANAL, CANAL (70" WIDE); THENCE RUN N 89°00'00" E ALONG SAID RIGHT OF WAY FOR 800.00 FEET; THENCE DEPARTING SAID CANAL RIGHT OF WAY N 00°38'08" W 67.50 FEET TO A POINT; THENCE RUNNING THROUGH SAID SECTION 1 FOR THE FOLLOWING COURSES: S 89°55'21" W FOR 195.25 FEET, N 86°20'00" W FOR 153.07 FEET, N 81°11'39" W FOR 174.06 FEET; S 80°30'26" W FOR 138.95 FEET, N 83°25'16" W FOR 108.29 FEET, AND S 85°47'16" W FOR 35.74 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SECTION 1 AND THE POINT OF BEGINNING.

TOGETHER WITH INGRESS AND EGRESS EASEMENT AS CONTAINED IN AGREEMENT RECORDED IN O.R. INSTRUMENT NO, 2018000135429, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel Identification Number: 01-46-22-00-00001.0130

a/k/a: 2755 Cussell Drive, Saint James City, FL 33956 (hereinafter referred to as the "Florida Collateral")

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

(b) If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO F.S. CHAPTER 45

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

CASE NO.: 24-CC-007588

ROBERT M. JOHNSON, Plaintiff, vs.

ALFREDO MANRIQUE CABRALES, deceased, BETTY MANRIQUE, BERTA FERRER, JUAN ANTONIO MANRIQUE, DANIEL MANRIQUE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEE LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY THROUGH UNDER OR AGAINST THE ESTATE OF ALFREDO MANRIQUE CABRALES, deceased, Defendants.

Notice is given that pursuant to a Final Judgment dated August 26, 2025 in Case No. 24CC007588 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which ROBERT M. JOHNSON is the Plaintiff and ALFREDO MANRIQUE CABRALES, deceased, BETTY MANRIQUE, AND BERTA FERRER are the Defendants, I will sell to the highest and best bidder for cash at 9:00 a.m. on September 25, 2025 the following described property set forth in the Order of Final Judgment:

The South ½ of Tract 11, Island Estates, an unrecorded plat, more particularly described as the South ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of the Northwest 1/4 , less the East thirty feet for right of way, all lying and being in Section 3, Township 45 South, Range 22 East, Lee County, Florida.

a/k/a 8817 Evergreen Lane Saint James City, Fla 33956

Parcel ID #03-45-22-02-00000.011A

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

Dated 08/29/2025

Kevin C. Karnes

Clerk of Circuit Court (SEAL) By N Wright Angad

Deputy Clerk

September 5, 12, 2025

25-03406L

ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, JUSTICE CENTER, SECOND FLOOR, 2075 DR. MARTIN LUTHER KING JR. BLVD., FORT MYERS, FL 33901 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEE COUNTY LEGAL AID SOCIETY, (239) 334 6118. THE MAILING ADDRESS IS 2400 FIRST ST, FT. MYERS, FLORIDA 33901, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEE COUNTY LEGAL AID SOCIETY, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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

Dated this 09/02/2025

Kevin C. Karnes

As Clerk of the Court (SEAL) BY: T Mann

As Deputy Clerk

Submitted by: Eric J. Chrisner, Esq.

Attorneys for Plaintiff

713 S. Orange Ave., Ste. 201,

Sarasota, FL 342367

Telephone: 941-955-5100

September 5, 12, 2025

25-03424L

FIRST INSERTION

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

CASE NO.: 25-CA-003289

NATIONSTAR MORTGAGE LLC PLAINTIFF, VS.

AARON M. BROWN, ET AL., DEFENDANT(S).

TO: Aaron M. Brown

Last Known Address: 208 NW 4th Ave, Cape Coral, FL 33993

Current Residence: UNKNOWN

TO: Aaron M. Brown

Last Known Address: 3424 Luzon Ave, Fort Wainwright, AK 99703

Current Residence: UNKNOWN

TO: Unknown Spouse of Aaron M. Brown

Last Known Address: 208 NW 4th Ave, Cape Coral, FL 33993

Current Residence: UNKNOWN

TO: Unknown Spouse of Aaron M. Brown

Last Known Address: 3424 Luzon Ave, Fort Wainwright, AK 99703

Current Residence: UNKNOWN

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

Lots 53 and 54, Block 2579, Cape Coral, Unit 37, according to plat thereof as recorded in Plat Book 17, Pages 15 through 29, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this day of 08/29/2025,

KEVIN C. KARNES

As Clerk of Court (SEAL) BY: N Wright Angad

As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,

210 N. University Drive, Suite 900,

Coral Springs, FL 33071

25FL935-0051

September 5, 12, 2025

25-03412L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-003498

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

VANWOOD JEAN BAPTISTE, et al., Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST EZECHIEL JEAN BAPTISTE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 5, BLOCK 48, UNIT 12, TWIN LAKE ESTATES, LEHIGH ACRES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

15, PAGE 218, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this 29th day of August, 2025.

Kevin C. Karnes

CLERK OF COURT OF LEE COUNTY (SEAL) BY K Harris

As Deputy Clerk

Submitted by:

MCCALLA RAYMER LEIBERT PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

25-12300FL

September 5, 12, 2025

25-03418L

FIRST INSERTION

NOTICE OF MEETINGS LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 regular meetings of the Board of Supervisors of the Laguna Lakes Community Development District will be held at the Laguna Lakes Clubhouse, 15300 Lakes of Laguna Blvd., Fort Myers, FL 33908.

MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 ON THE THIRD WEDNESDAY OF EVERY MONTH AT 4:30 PM:

Wednesday, October 15, 2025

Wednesday, November 19, 2025

Wednesday, December 17, 2025

Wednesday, January 21, 2026

Wednesday, February 18, 2026

Wednesday, March 18, 2026

Wednesday, April 15, 2026

Wednesday, May 20, 2026

Wednesday, June 17, 2026

Wednesday, July 15, 2026

Wednesday, August 19, 2026

Wednesday, September 16, 2026

The meetings are 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 lagunalakescdd.com 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 meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when one or more Supervisors may participate by remote communications technology. At the meeting location, there may be present communications technology so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by remote communication technology.

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.

Each person who decides to appeal an action taken at these meetings 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 such appeal is to be based.

Calvin Teague

District Manager

September 5, 2025

25-03430L

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25CC003894</b> <b>ISLAND PARK VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. TRENA N. GETCHELL, Defendant.</b> TO: TRENA N. GETCHELL 1117 HAVEN ST, MARTINEZ CA 94553-1862 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in LEE County, Florida: Unit No. 85 of Island Park Village, Section III, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1732, Page 3490, and all exhibits and amendments thereof, Public Records of Lee County, Florida. Property address: 17658 Island Inlet Ct,		Fort Myers, FL 33908. Which has the address of: 17658 Island Inlet Ct, Fort Myers, FL 33908 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED on August 28, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright Angad As Deputy Clerk Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com September 5, 12, 2025 25-03402L	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION <b>CASE NO.: 25-CA-001825</b> <b>IPGRESORT, LLC, Plaintiff, vs. BERNARD SCHMID; et al., Defendant(s).</b> TO: VALERIE LAWRENCE; 86 WENHAM RD, CARVER, MA 02330 ANN T. CAMPION; 67 SOUTH VIEW ST, WATERBURY, CT 06706 UNKNOWN HEIRS OF EDITH J. BROWN; 915 WEATHERSTONE DR, SAINT CHARLES, MO 63304 ESTATE OF EDITH J. BROWN; 915 WEATHERSTONE DR, SAINT CHARLES, MO 63304 ESTATE OF JOHN ALLEN BROWN; 915 WEATHERSTONE DR, SAINT CHARLES, MO 63304 UNKNOWN HEIRS OF JOHN ALLEN BROWN; 915 WEATHERSTONE DR, SAINT CHARLES, MO 63304 ESTATE OF BARBARA J. BROWN; 503 WEST ELMWOOD, CLAWSON, MI 48017 UNKNOWN HEIRS OF BARBARA J. BROWN; 503 WEST ELMWOOD, CLAWSON, MI 48017 ESTATE OF MICHAEL H. FLANAGAN; 18909 RIVERFORD DR, DAVIDSON, NC 28036 UNKNOWN HEIRS OF MICHAEL H. FLANAGAN; 18909 RIVERFORD DR, DAVIDSON, NC 28036 ESTATE OF KATHLEEN A. SCHULTZ; 2456 FERNWOOD AVE, ANN ARBOR, MI 48104 UNKNOWN HEIRS OF KATHLEEN A. SCHULTZ; 2456 FERNWOOD AVE, ANN ARBOR, MI 48104 ESTATE OF ROBERT P. FLANAGAN; 5772 GARDEN GROVE BLVD, WESTMINSTER, CA 92683 UNKNOWN HEIRS OF ROBERT P. FLANAGAN; 5772 GARDEN GROVE BLVD, WESTMINSTER, CA 92683 YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida: Parcel 1 LOT 20, BLOCK 5, UNIT 1, MIRROR LAKES, SECTION 18, 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 27, PAGE 88, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 18-45-27-L1-01005.0200 Parcel 2 LOT 28, BLOCK 6, EAST PART UNIT 1, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 3, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 03-44-26-01-00006.0280 Parcel 3 LOT 4, BLOCK 25, UNIT 9, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ESTATES, PLAT BOOK 15, PAGE 89, LEE COUNTY, FLORIDA PUBLIC RECORDS. Parcel ID: 32-44-26-09-		00025.0040 Parcel 4 LOT 13, BLOCK 18, UNIT 2, EAST 1/2 OF SECTION 14, 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 63, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 14-44-26-L2-02018.0130 Parcel 5 LOT 10, BLOCK 48, UNIT 8, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 177, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Parcel ID: 01-45-27-L2-08048.0100 Parcel 6 LOT 20, BLOCK 72, UNIT 8, SECTION 12, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 12-44-26-L3-08072.0200 Parcel 7 LOT 18, BLOCK 26, UNIT 4, SECTION 24, 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 68, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Parcel ID: 24-44-26-L4-04026.0180 Parcel 8 LOTS 33 AND 34, BLOCK 4184, UNIT 59, CAPE CORAL ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 140 THROUGH 153, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Parcel ID: 07-44-23-C1-04184.0330 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 October 14, 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 09/02/2025 KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright Angad 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 September 5, 12, 19, 26, 2025 25-03419L	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO. 25-CA-001481</b> <b>GARY A. HOLSTEIN, Individually and as Trustee of The Gary A. Holstein Trust dated February 6, 2018, Plaintiff, vs. JASON BOURQUE, U.S. SMALL BUSINESS ADMINISTRATION, and STATE OF FLORIDA, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mortgage Foreclosure filed the 28th day of August, 2025, and entered in Case No. 25-CA-001481, of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein GARY A. HOLSTEIN, Individually and as Trustee of The Gary A. Holstein Trust dated February 6, 2018 is the Plaintiff and JASON BOURQUE and U.S. Small Business Administration are Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00AM on the prescribed date at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 25th day of September, 2025, the following described property as set forth in said Final Summary Judgment of Mortgage Foreclosure, to wit: Lot 13, Block A, Re-Subdivision of part Ten Mile Anchorage, according to the map or plat thereof recorded in Plat Book 21, Page 43, Public Records of Lee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. DATED: 09/02/2025. KEVIN C. KARNES CLERK OF CIRCUIT COURT (SEAL) By: T Mann Deputy Clerk  Submitted by: JOHN M. WICKER, PLLC Attorneys for Plaintiff 2077 First Street, Suite 205 Fort Myers, Florida 33901 Telephone: (239) 537-2875 johnmwickeresq@gmail.com September 5, 12, 2025 25-03429L		<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 24-CA-004011</b> <b>OAKS AT WHISKEY CREEK CONDOMINIUM 3 ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANNA POKHODINA BEACH, et al., Defendants.</b> NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 29th day of April 2025, in Civil Action No. 24-CC-004011 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which OAKS AT WHISKEY CREEK CONDOMINIUM 3 ASSOCIATION, INC. is the Plaintiff and ANNA POKHODINA BEACH and UNKNOWN SPOUSE OF ANNA POKHODINA BEACH, N/K/A JEFFREY BEACH are the Defendants. I will sell to the highest and best bidder for cash at WWW.LEE.REALFORECLOSE.COM at 9:00 a.m., on the 25th day of September 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida: Unit 421, Building 4, OAKS AT WHISKEY CREEK CONDOMINIUM 3, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007000174176, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements. (Property Address: 8521 Oakshade Cir., # 421, Ft. Myers, FL 33919) Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. DATED: 09/02/2025 KEVIN C. KARNES, CLERK OF THE CIRCUIT COURT (SEAL) By: T Mann Deputy Clerk  Jennifer A. Nichols, Esq. Roetzel & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 jnichols@ralaw.com serve.jnichols@ralaw.com September 5, 12, 2025 25-03432L	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF ACTION FOR AMENDED SUPPLEMENTAL PETITION FOR TEMPORARY RELATIVE CUSTODY</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO: 23-DR-4284</b> <b>IN THE INTEREST OF: D.M.T., a minor child, DEBBIE NIM PETERSON, Petitioner, and MATTHEW GEZ KIRBY Respondent/Father, KIMBERLY RENEE THORNTON, Respondent/Mother.</b> TO: Matthew Gez Kirby Last known address: 1928 S. 55th St., Apt. #2, Omaha, NE 68106 YOU ARE NOTIFIED that an action for Temporary Relative Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to Peck Law Office, 2077 First St., Ste. 209, Fort Myers, FL 33901 on or before October 7, 2025, 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 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 08/28/2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk September 5, 12, 19, 26, 2025 25-03436L		<b>NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 25-CA-003295</b> <b>Division: Civil</b> <b>Judge Keith R Kyle</b> <b>Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Geneva Thursfield Gough, deceased, et al. Defendants.</b> To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED, and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED, and all parties having or claiming to have any right,	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 25-CA-003295</b> <b>Division: Civil</b> <b>Judge Keith R Kyle</b> <b>Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Geneva Thursfield Gough, deceased, et al. Defendants.</b> To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED, and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVA THURSFIELD GOUGH, DECEASED, and all parties having or claiming to have any right,		<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 25-CA-002625</b> <b>Truist Bank Plaintiff, vs. Hector Reyes Bermudez a/k/a Hector R. Bermudez; Unknown Spouse of Hector Reyes Bermudez a/k/a Hector R. Bermudez Defendants.</b> TO: Hector Reyes Bermudez a/k/a Hector R. Bermudez and Unknown Spouse of Hector Reyes Bermudez a/k/a Hector R. Bermudez Last Known Address: 3318 21st St SW Lehigh Acres, FL 33976 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 20, BLOCK 56, UNIT 6, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN	
PLAT BOOK 15, PAGE(S) 94, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of 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 or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 08/28/2025. Kevin Karnes As Clerk of the Court (SEAL) By N Wright Angad As Deputy Clerk  Julie York Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01134 September 5, 12, 2025 25-03388L		OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3226, PAGE 3797, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.FOLIO/PARCEL ID: 02-47-24-B4-00300.0103. Property address: 8771 Estero Boulevard, Unit 103, Fort Myers Beach, FL 33931 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312 within 30 days from the date of first 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. DATED this the 29th day of August, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: K Harris Deputy Clerk  Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-001011-2 September 5, 12, 2025 25-03417L	
FIRST INSERTION		FIRST INSERTION	
title or interest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5385, Week 2, Annual 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 (the "Declaration"). Contract No.: 0090006265 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 29 day of August, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K Harris Deputy Clerk  MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-007025_MAG September 5, 12, 2025 25-03416L			

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-2701**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**LYNN ANN RUBIN**  
**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 LYNN ANN RUBIN, deceased, File Number 25-CP-2701, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901; that the decedent's date of death was April 11, 2025; and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
THE RUBIN FAMILY TRUST  
DATED JANUARY 25, 2018.  
9 Cooper Bay S  
Grand Isle, VT 05458

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 September 5, 2025.

**Person Giving Notice:**  
**ROCHELLE WEITZNER**  
9 Cooper Bay S  
Grand Isle, VT 05458  
Attorney for Person Giving Notice  
Alan M. Celej, Esq  
Attorney  
Florida Bar Number: 1024890  
12730 McGregor Boulevard  
Fort Myers, FL 33908  
Telephone: (239) 266-2619  
Fax: (239) 309-0557  
E-Mail: acelej@celejlaw.com  
Secondary E-Mail: eve@celejlaw.com  
September 5, 12, 2025 25-03437L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No: 25-CP-2632**  
**Division: Probate**  
**IN RE: THE ESTATE OF**  
**JOSEPH FRANK SCHVACH, III,**  
**Deceased.**

The Estate of JOSEPH FRANK SCHVACH, III, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-2632, which address is: Lee County Justice Center, 1st Floor, 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. The date of first publication of this notice is September 5, 2025.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named 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 having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

**Personal Representative:**  
**Steven E. Schvach**  
621 Lave Beds Way  
North Las Vegas, NV 89084  
Attorney for Personal Representative:  
Jennifer M. Neilson  
Florida Bar No. 54986  
NEILSON LAW, P.A.  
829 SE 47th Terrace  
Cape Coral, Florida 33904  
Office: (239) 443-3866  
Email: jn@nlaw.us  
September 5, 12, 2025 25-03440L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-1885**  
**IN RE: ESTATE OF**  
**MANUEL JOHN LOPES,**  
**a/k/a MANUEL J. LOPES, SR.,**  
**Deceased.**

The administration of the estate of MANUEL JOHN LOPES, also known as MANUEL J. LOPES, SR., deceased, whose date of death was October 21, 2024, 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: September 5, 2025.

Signed on this 3rd day of September, 2025.

**LARISSA BRATHWAITE**  
**Personal Representative**  
2214 NW 1st Street  
Cape Coral, FL 33993  
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@lawswnl.com  
Secondary Email:  
Victoria@lawswnl.com  
September 5, 12, 2025 25-03438L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH CIRCUIT IN AND FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002707**  
**IN RE: ESTATE OF**  
**HAROLD F. GUARAGLIA**  
**Deceased.**

The administration of the estate of HAROLD F. GUARAGLIA, deceased, whose date of death was May 5, 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.

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: September 5, 2025.

Signed on this 25th day of August 2025.

**Marilyn Guaraglia**  
**Petitioner**  
4 Beach Rd  
Durkin, NY 14048  
Susan M. Larned, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1011025  
The Larned Law Group, P.A.  
12734 Kenwood Lane, Suite 39  
Ft. Myers, FL 33907  
Telephone: 239-202-2881  
Email: susan@larnedlegal.com  
September 5, 12, 2025 25-03439L

FIRST INSERTION

**Notice of Meetings**  
**Fiscal Year 2025/2026**  
**Stoneybrook North Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Stoneybrook North Community Development District shall be held at 2:00 p.m. at the Hyatt Place Ft. Myers At the Forum, 2600 Champion Ring Road, Fort Myers, Florida 33905. The meeting dates are as follows:

October 28, 2025  
November 25, 2025  
December 23, 2025  
January 27, 2026  
February 24, 2026  
March 24, 2026  
April 28, 2026  
May 26, 2026  
June 23, 2026  
July 28, 2026  
August 25, 2026  
September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Kai, District Management  
September 5, 2025 25-03441L

FIRST INSERTION

**Notice of Meetings**  
**Fiscal Year 2025/2026**  
**Brightwater Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Brightwater Community Development District shall be held at 2:00 p.m. at the Hyatt Place Ft. Myers At the Forum, 2600 Champion Ring Road, Fort Myers, Florida 33905. The meeting dates are as follows:

October 28, 2025  
November 25, 2025  
December 23, 2025  
January 27, 2026  
February 24, 2026  
March 24, 2026  
April 28, 2026  
May 26, 2026  
June 23, 2026  
July 28, 2026  
August 25, 2026  
September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Kai, District Management  
September 5, 2025 25-03442L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
**CASE NO.: 24-CA-002136**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, v.**  
**ZACHARY L. MACLEAN, et al.,**  
**Defendants.**

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on October 9, 2025, at 9:00 a.m. ET, via the online auction site at [www.lee.real-foreclose.com](http://www.lee.real-foreclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot(s) 55 and 56, Block 13, UNITS 1 THRU 5 REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK – NORTHWEST SECTION IN SECTION 16, TWP. 44S., RGE. 26E., according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 185 through 193, of the Public Records of Lee

County, Florida.  
Property Address: 6400 Maytree Circle, Fort Myers, FL 33905  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this 3 day of September, 2025.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T Mann  
DEPUTY CLERK

Tiffany & Bosco, P.A.  
1201 S. Orlando Ave., Suite 430  
Winter Park, FL 32789  
[floridaservice@tblaw.com](mailto:floridaservice@tblaw.com)  
September 5, 12, 2025 25-03444L

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION

**CASE NO. 23-CA-012644**  
**WELLS FARGO BANK, N.A.,**  
**AS TRUSTEE FOR THE WAMU**  
**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2006-PRI**  
**TRUST,**  
**Plaintiff, vs.**  
**RUTH A. FORTIN; BEAU RIVAGE**  
**CONDOMINIUM ASSOCIATION,**  
**INC.; UNKNOWN PERSON(S) IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed July 27, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PRI TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-

TRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on October 9, 2025, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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

Dated this 09/03/2025

KEVIN C. KARNES  
As Clerk of said Court  
(SEAL) By T Mann  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
[notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
File No.: 22-00811 SPS  
V6.20190626  
September 5, 12, 2025 25-03443L

FIRST INSERTION

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

Tax Deed #:2025000957  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07129  
Year of Issuance 2023  
Description of Property LOT 12, BLOCK 1, A. GORTON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-25-07-00001.0120  
Names in which assessed:  
MARIA PINEDA RAMIREZ,  
OLIVIER JIMENEZ MARTINEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.real-taxdeed.com](http://www.lee.real-taxdeed.com) on 10/28/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

September 5, 12, 19, 26, 2025  
25-03345L

Q&A

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

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

IV18237\_V16

OFFICIAL  
COURTHOUSE  
WEBSITES



manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

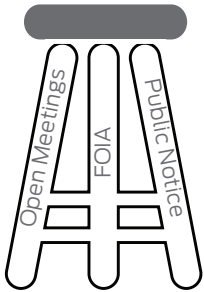
mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

**Publishing notices on the internet is neither cheap nor free**

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

## Types Of Public Notices

### Citizen Participation Notices

- |                                  |   |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use                      |
| Meeting Minutes or Summaries     | Creation of Special Tax Districts       |
| Agency Proposals                 | School District Reports                 |
| Proposed Budgets and Tax Rates   | Zoning, Annexation and Land Use Changes |

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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

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

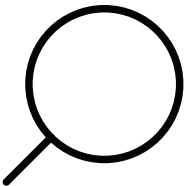


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

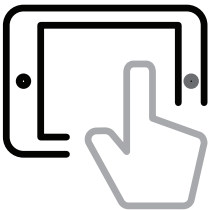
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

**Commercial Notices**

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

**Court Notices**

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It's Your Right to Know.**

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
CIRCUIT COURT – 20TH JUDICIAL  
CIRCUIT – LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-2591**  
**IN RE: ESTATE OF**  
**JACKIE RAY NARRELL,**  
**Deceased.**

The administration of the estate of Jackie Ray Narrell, 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 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 Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 29, 2025.

**Personal Representative:**  
**Eric Narrell**  
27061 Mora Rd.  
Bonita Springs, FL 34135  
Attorney for Personal Representative:  
Garrett M. Carney  
E-mail: gcarney@cyklawfirm.com  
Florida Bar Number: 1010380  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail, Suite 300  
Naples, FL 34103  
Telephone: (239) 435-3535  
Fax: (239) 435-1218  
Aug. 29; Sept. 5, 2025 25-03289L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002354**  
**IN RE: ESTATE OF**  
**DEBORAH JO RENNIE, aka**  
**DEBORAH J. RENNIE,**  
**Deceased.**

The administration of the estate of DEBORAH JO RENNIE, aka DEBORAH J. RENNIE, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, 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.

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 29, 2025.

**Personal Representative:**  
**STEVEN STANTON**  
14474 Mindello Drive  
Ft. Myers, FL 33905  
Attorney for Personal Representative:  
Gregory J Nussbickel  
Attorney for Petitioner  
Florida Bar No. 0580643  
The Nussbickel Law Firm P.A.  
12487 Brantley Commons Court  
Fort Myers, FL 33907  
Telephone: (239)900-9455  
Email Addresses:  
greg@willestate  
christine@will.estate  
Aug. 29; Sept. 5, 2025 25-03328L

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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
at  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on September 24th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3607: Carla Amador: Living Room Furniture, Dining Room Furniture, Bedroom Furniture, 70" LG TV, 46" Flatscreen TV, Lamps, Leather Recliner, Entertainment/TV Stand, Folding Chairs, Boxes; Unit 3811: Walter McCoyd: Living Room Furniture, Bedroom Furniture, Lamps, Boxes, Small TV, Wall Art, Household Items

Aug. 29; Sept. 5, 2025 25-03298L

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**

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

**CASE NO.: 24-CA-007833**  
**NATL REC LAND, LLC,**  
**Plaintiff, vs.**  
**FRANCEL AUGUSTE, et al.,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Re-set Foreclosure Sale entered on August 26, 2025, and the Consent Final Judgment of Foreclosure entered on August 14, 2025, in Case No. 24-CA-007833 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein NATL REC LAND, LLC, is Plaintiff, FRANCEL AUGUSTE and SHERLEY THEUS are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 20th day of November 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 BLOCK 55, UNIT 14, SECTION E, 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 20, PAGE 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 2104 POLAR AVE, ALVA, FL 33920. together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 08/27/2025

Kevin Karnes  
Clerk of Court, Lee County  
(SEAL) By: T Mann  
Deputy Clerk of Court  
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  
Aug. 29; Sept. 5, 2025 25-03329L

THIRD INSERTION

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

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

**Case No.: 25-DR-005867**  
**NATALIE AUTHORINE WILSON,**  
**Petitioner,**  
**and**  
**CARLTON KENRICK CLARKE,**  
**Respondent,**  
TO: CARLTON KENRICK CLARKE  
1615 MAPLE AVE N, LEHIGH ACRES, FL 33972

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NATALIE AUTHORINE WILSON, whose address is 1615 MAPLE AVE N, LEHIGH ACES, FL 33972 on or before September 16, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

tered 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 address(es) on record at the clerk's office.

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

Dated: 08/07/2025

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: E. Bakelman  
Deputy Clerk  
Aug. 22, 29; Sept. 5, 12, 2025 25-03164L

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

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

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971		
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on <b>09/16/2025 at 10:30am</b>		
Occupant Name	Unit	Description of Property
Brusar Carisse	03015	Household Items
Danny Salmon	03042	Household Items
David Garza, David Garza Jr	03071	Household Items
Sabrina Kopfhamer	03083	Household Items
Marie Vixamar	04071	Household Items
Richard Chandler, Richard Wayne Chandler	05074	Household Items
Marie Elcie Confident		
Loujjean, Marie Elcie	05129	Household Items
Loujjean Confident	05142	Household Items
Roberto Martin Sosa		
August 29; September 5, 2025		25-03272L

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

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

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage 17701 Summerlin Road Fort Myers, FL 33908		
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on <b>09/16/2025 at 10AM</b>		
Occupant Name	Unit	Description of Property
Haley Morad	2096	Household Goods
Rudolph Boyd	4066	Household Goods
August 29; September 5, 2025		25-03273L

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*

CHECK OUT YOUR  
LEGAL NOTICES



**Are there different types of legal notices?**

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

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**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](http://www.floridapublicnotices.com).

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 25-CA-000564**  
**FIFTH THIRD BANK N.A.,**  
**Plaintiff, vs.**  
**SONIA J MAIR, et al.,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure entered August 25, 2025  
in Civil Case No. 25-CA-000564 of  
the Circuit Court of the TWENTI-  
ETH JUDICIAL CIRCUIT in and for  
Lee County, Ft. Myers, Florida,  
wherein FIFTH THIRD BANK N.A.  
is Plaintiff and Sonia J Mair, et al., are  
Defendants, the Clerk of Court, Kev-  
in C. Karnes, will sell to the highest  
and best bidder for cash at www.lee.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes on the 18  
day of September, 2025 at 9:00 AM  
on the following described property  
as set forth in said Summary Final  
Judgment, to-wit:  
LOT 3 AND 4, BLOCK 4932,  
UNIT 74, CAPE CORAL SUB-  
DIVISION, ACCORDING TO  
THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 22,  
PAGES 111 THROUGH 131,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
Address: 2718 SW 35th Lane,  
Cape Coral, FL 33914  
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 08/26/2025  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: T Mann  
McCalla Raymer Leibert Pierce, LLP  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
24-10653FL  
Aug. 29; Sept. 5, 2025 25-03319L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
**CASE No. 23-CA-000746**  
**CARRINGTON MORTGAGE**  
**SERVICES, LLC,**  
**Plaintiff vs.**  
**JOSE L. FLECHA AKA JOSE L.**  
**FLECHA, SR., et al.,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursu-  
ant to an Order or Final Judgment  
entered in Case No. 23-CA-000746  
of the Circuit Court of the 20TH Ju-  
dicial Circuit in and for LEE County,  
Florida, wherein, CARRINGTON  
MORTGAGE SERVICES, LLC,  
Plaintiff, and, FLECHA, JOSE, et.  
al., are Defendants, I will sell to the  
highest bidder for cash at, WWW.  
LEE.REALFORECLOSE.COM, at  
the hour of 9:00 A.M., on the 30 day  
of October, 2025, the following de-  
scribed property:  
LOTS 17 AND 18 AND THE  
SOUTH 10 FEET OF LOTS  
5 AND 6, OF BLOCK 24 OF  
UNIT #2 OF PALMONA PARK  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF ON  
FILE AND RECORDED IN  
THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT OF  
LEE COUNTY, FLORIDA, IN  
PLAT BOOK 7, PAGE 56-57.  
TOGETHER WITH A 1956  
SPARTA MOBILE HOME,  
BEARING SERIAL#: 440AG183 AND TITLE#: 50897874  
Any person claiming an interest in the  
surplus from the sale, if any, must file a  
claim per the requirements set forth in  
FL Stat. 45.032.  
DATED this 08/26/2025  
KEVIN C. KARNES  
Clerk Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk  
Submitted by: Michele Clancy  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, FL 33309  
954-491-1120  
(22-000753)  
Aug. 29; Sept. 5, 2025 25-03321L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO.: 25-CA-002738**  
**IN RE: FORFEITURE OF**  
**\$69,985.00 U.S. CURRENCY**  
To: Karena Lee, address unknown  
You are hereby notified that CAR-  
MINE MARCENO, as Sheriff of Lee  
County has filed a forfeiture proceeding  
in the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee County,  
Florida requesting that the \$69,985.00  
U.S. Currency seized on or about May 8,  
2025 be forfeited to the Petitioner,  
SHERIFF CARMINE MARCENO, for the  
use and benefit of the LEE COUNTY  
SHERIFF'S DEPARTMENT.  
You are further advised that the LEE  
COUNTY SHERIFF'S DEPARTMENT  
is presently holding the above described  
\$69,985.00 U.S. Currency.  
You are required to file a copy of your  
written defenses, if any, to said forfei-  
ture action on SARAH M. GOODMAN,  
Petitioner's attorney, whose address is  
Lee County Sheriff's Department, Legal  
Division, 14750 Six Mile Cypress Park-  
way, Fort Myers, Florida 33912, by mail  
within 30 days of first publication, and  
file the original with Clerk of the Court  
either before service on Petitioner's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint or Peticition.  
Dated this 18th day of August, 2025.  
Dated: 08/22/2025  
KEVIN C. KARNES  
Clerk of Court  
(SEAL) By: K. Harris  
Deputy Clerk  
Sarah M. Goodman, Esquire  
LEE COUNTY SHERIFF'S OFFICE  
LEGAL DIVISION  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912  
(239) 477-1481  
E-mail: SGoodman@SheriffLeeFL.org  
Secondary:  
E.service@SheriffLeeFL.org  
By: Sarah M. Goodman  
Sarah M. Goodman  
Florida Bar No.: 1058980  
Aug. 29; Sept. 5, 2025 25-03293L

FOURTH 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 ac-  
tion for Modification of the Final Judg-  
ment, including claims for changes of  
parental responsibility, changes to the  
current parenting plan and for pay-  
ments of support, has been filed against  
you. You are required to serve a copy of  
your written defenses, if any, to this ac-  
tion on Melissa Barris, Esquire of Bar-  
ris Law, PLLC, Petitioner's attorney,  
whose address is 4513 Lee Blvd, Lehigh  
Acres, FL 33971, on or before Septem-  
ber 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 ser-  
vice on Petitioner's attorney or imme-  
diately 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, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO.: 24-CA-005134**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, VS.**  
**MATTHEW C. DEMELLO, ALICIA**  
**M. DEMELLO, ET AL.,**  
**DEFENDANTS.**  
NOTICE IS HEREBY GIVEN pursu-  
ant to Final Judgment of Foreclosure  
dated the 25 day of August, 2025, and  
entered in Case No. 24-CA-005134,  
of the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee Coun-  
ty, Florida, wherein Freedom Mort-  
gage Corporation is the Plaintiff and  
MATTHEW C. DEMELLO A/K/A  
MATTHEW CHARLES DEMELLO,  
ALICIA SIKORA F/K/A ALICIA M.  
DEMELLO A/K/A ALICIA DEM-  
ELLO, AND UNITED STATES OF  
AMERICA ON BEHALF OF THE  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT are de-  
fendants. Kevin C. Karnes as the  
Clerk of the Circuit Court shall sell to  
the highest and best bidder for cash at  
www.lee.realforeclose.com at 9:00  
A.M. on the 18 day of September,  
2025, the following described prop-  
erty as set forth in said Final Judg-  
ment, to wit:  
LOTS 1 AND 2, BLOCK 1724,  
CAPE CORAL UNIT 44, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 21, PAGES 104-  
112, INCLUSIVE, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING  
A RIGHT TO FUNDS REMAINING  
AFTER THE SALE, YOU MUST FILE  
A CLAIM WITH THE CLERK NO  
LATER THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS  
AS UNCLAIMED. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS. AFTER THE FUNDS ARE  
REPORTED AS UNCLAIMED, ONLY  
THE OWNER OF RECORD AS OF  
THE DATE OF THE LIS PENDENS  
MAY CLAIM THE SURPLUS.  
Dated this 26 day of August, 2025.  
Kevin C. Karnes  
Clerk of The Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-1012  
Aug. 29; Sept. 5, 2025 25-03202L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
**CASE NO.: 25-CA-001361**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**Plaintiff, vs.**  
**ESTATE OF JANICE PEARSON,**  
**DECEASED; UNKNOWN**  
**HEIRS, DEVISEES, GRANTEES,**  
**ASSIGNEES, CREDITORS,**  
**LIENORS, TRUSTEES OF JANICE**  
**PEARSON, DECEASED; WILLIAM**  
**M. PEARSON, III; NICOLE**  
**ANGELA PEARSON; WILBUR C.**  
**MILHOUSE, III; CORAL LAKES**  
**COMMUNITY ASSOCIATION,**  
**INC., UNKNOWN TENANT(S) IN**  
**POSSESSION #1 and #2, et.al.**  
**Defendant(s).**  
TO: WILLIAM M. PEARSON, III  
830 WHITE OAK LANE  
UNIVERSITY PARK, IL 60484  
16580 CROWNSBURY WAY APT 201  
FORT MYERS, FL 33908-5694  
ESTATE OF JANICE PEARSON, DE-  
CEASED  
(Last Known Address)  
2528 SAWGRASS LAKE COURT  
CAPE CORAL, FL 33909  
UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, CREDI-  
TORS, LIENORS, TRUSTEES OF  
JANICE PEARSON, DECEASED  
(Last Known Address)  
2528 SAWGRASS LAKE COURT  
CAPE CORAL, FL 33909  
YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
LOT 23, BLOCK 7045, CORAL  
LAKES UNIT 2, A SUBDIVI-  
SION, ACCORDING TO THE  
PLAT THEREOF, AS RE-  
CORDED AT INSTRUMENT  
NO. 2005000156700, OF THE  
PUBLIC RECORDS OF LEE

COUNTY, FLORIDA.  
A/K/A: 2528 SAWGRASS LAKE  
COURT, CAPE CORAL, FL  
33909.  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it, on Brian L. Ro-  
saler, Esquire, POPKIN & ROSALER,  
P.A., 1701 West Hillsboro Boulevard,  
Suite 400, Deerfield Beach, FL 33442.,  
Attorney for Plaintiff, within thirty (30)  
days after the first publication of this  
Notice in the (Please publish in Busi-  
ness Observer) and file the original with  
the Clerk of this Court either before  
service on Plaintiff's attorney or imme-  
diately 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 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 20th day of August,  
2025.  
KEVIN C. KARNES  
As Clerk of the Court and/or  
Comptroller  
(SEAL) K Harris  
Kennedy Harris  
Brian L. Rosaler, Esquire,  
POPKIN & ROSALER, P.A.,  
1701 West Hillsboro Boulevard,  
Suite 400,  
Deerfield Beach, FL 33442  
25-51840  
Aug. 29; Sept. 5, 2025 25-03268L

SECOND INSERTION

**NOTICE OF ACTION AGAINST**  
**DEFENDANT ANY AND ALL**  
**UNKNOWN PARTIES WHO**  
**CLAIM AN INTEREST AS SPOUSE,**  
**HEIRS, DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES,**  
**PERSONAL REPRESENTATIVES,**  
**ADMINISTRATORS OR AS**  
**OTHER CLAIMANTS, BY,**  
**THROUGH, UNDER OR AGAINST**  
**PAUL RICHARD SHERIDAN,**  
**DECEASED**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
**Case No.: 25-CA-003281**  
**Division: Civil**  
**Judge James R. Shenko**  
**Coconut Plantation Condominium**  
**Association, Inc., a corporation**  
**not-for-profit under the laws of the**  
**State of Florida**  
**Plaintiff, vs.**  
**Any and All Unknown Parties who**  
**claim an interest as spouse, heirs,**  
**devisees, grantees, assignees,**  
**lienors, creditors, trustees, personal**  
**representatives, administrators or**  
**as other claimants, by, through,**  
**under or against Paul Richard Sheri-**  
**dan, deceased, et al.**  
**Defendants.**  
To: ANY AND ALL UNKNOWN PAR-  
TIES WHO CLAIM AN INTEREST  
AS SPOUSE, HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, PERSON-  
AL REPRESENTATIVES, ADMINIS-  
TRATORS OR AS OTHER CLAIM-  
ANTS, BY, THROUGH, UNDER OR  
AGAINST PAUL RICHARD SHERI-  
DAN, DECEASED  
8469 LEGEND CLUB DRIVE  
WEST PALM BEACH, FL 33412  
UNITED STATES OF AMERICA  
and all parties claiming interest by,  
through, under or against Defendant(s)  
ANY AND ALL UNKNOWN PAR-  
TIES WHO CLAIM AN INTEREST  
AS SPOUSE, HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, PERSON-  
AL REPRESENTATIVES, ADMINIS-  
TRATORS OR AS OTHER CLAIM-  
ANTS, BY, THROUGH, UNDER OR  
AGAINST PAUL RICHARD SHERI-  
DAN, DECEASED, and all parties

having or claiming to have any right,  
title or interest in the property herein  
described;  
YOU ARE NOTIFIED that an action  
to enforce a lien on the following de-  
scribed property in Lee County, Florida:  
Unit 5150L, Week 10, 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 (the "Declaration").  
Contract No.: 09-1154  
has been filed against you; and you are  
required to serve a copy of your written  
defenses, if any, to it on JORDAN A.  
ZEPPETELLO, Plaintiff's attorney, P.  
O. Box 165028, Columbus, OH 43216-  
5028, within thirty (30) days after the  
first publication of this Notice and file  
the original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.  
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 seal of this  
Court on the 21 day of August, 2025.  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT  
LEE COUNTY, FLORIDA  
(SEAL) By: K. Harris  
Deputy Clerk  
JORDAN A. ZEPPETELLO,  
Plaintiff's attorney,  
P. O. Box 165028,  
Columbus, OH  
25-005853\_MAG  
Aug. 29; Sept. 5, 2025 25-03270L

SECOND INSERTION

**AMENDED NOTICE AND**  
**ORDER TO SHOW CAUSE WHY**  
**SAID BONDS SHOULD NOT BE**  
**VALIDATED AND CONFIRMED**  
**IN THE CIRCUIT COURT OF THE**  
**TWENTIETH JUDICIAL CIRCUIT**  
**OF THE STATE OF FLORIDA, IN**  
**AND FOR LEE COUNTY, FLORIDA**  
**GENERAL CIVIL DIVISION**  
**CASE NO.: 25-CA-003069**  
**DIVISION: CIVIL**  
**VICTORY PARK COMMUNITY**  
**DEVELOPMENT DISTRICT, a local**  
**unit of special-purpose government**  
**organized and existing under the**  
**laws of the State of Florida,**  
**Plaintiff, vs.**  
**THE STATE OF FLORIDA, AND**  
**THE TAXPAYERS, PROPERTY**  
**OWNERS AND CITIZENS OF**  
**VICTORY PARK COMMUNITY**  
**DEVELOPMENT DISTRICT,**  
**INCLUDING NON-RESIDENTS**  
**OWNING PROPERTY OR**  
**SUBJECT TO TAXATION**  
**THEREIN, AND OTHERS**  
**HAVING OR CLAIMING ANY**  
**RIGHTS, TITLE OR INTEREST**  
**IN PROPERTY TO BE AFFECTED**  
**BY THE ISSUANCE OF THE**  
**BONDS HEREIN DESCRIBED, OR**  
**TO BE AFFECTED IN ANY WAY**  
**THEREBY,**  
**Defendants.**  
TO THE STATE OF FLORIDA, AND  
THE TAXPAYERS, PROPERTY  
OWNERS AND CITIZENS OF VIC-  
TORY PARK COMMUNITY DEVEL-  
OPMENT DISTRICT, INCLUDING  
NON-RESIDENTS OWNING PROP-  
ERTY OR SUBJECT TO TAXATION  
THEREIN AND OTHERS HAVING  
OR CLAIMING ANY RIGHT, TITLE  
OR INTEREST IN PROPERTY TO BE  
AFFECTED BY THE ISSUANCE OF  
THE VICTORY PARK COMMUNITY  
DEVELOPMENT DISTRICT BONDS  
OR TO BE AFFECTED IN ANY WAY  
THEREBY:  
Victory Park Community Develop-  
ment District (the "District") having  
filed its Complaint for Bond Validation  
of not to exceed \$529,670,000 prin-  
cipal amount of Victory Park Com-  
munity Development District Bonds,  
in one or more series (the "Bonds"),  
and it appearing in and from said  
Complaint and the Exhibits attached  
thereto that the District has adopted a  
resolution authorizing the issuance of  
the Bonds for the purpose of provid-  
ing funds, together with other avail-  
able funds, for paying the costs of  
acquiring, constructing and equipping  
certain capital projects (as defined in

said Complaint), and it also appear-  
ing that all of the facts required to be  
stated by said Complaint and Exhibits  
by Chapter 75 of the Florida Statutes  
are contained therein, and that the  
District prays that this Court issue an  
order as directed by said Chapter 75,  
and the Court being fully advised in  
the premises:  
**NOW, THEREFORE,**  
**IT IS ORDERED** tthat all taxpay-  
ers, property owners and citizens of  
the District, including non-residents  
owning property or subject to taxation  
therein and others having or claiming  
any right, title or interest in property  
to be affected by the issuance of the  
Victory Park Community Develop-  
ment District Bonds or to be affected  
in any way thereby, and the State of  
Florida, through the State Attorney of  
the Twentieth Judicial Circuit, in and  
for Lee County, Florida, appear on the  
20th day of October, 2025, at the hour  
of 10:00 a.m., and show cause why the  
prayers of the Complaint for the valida-  
tion of the Bonds should not be grant-  
ed and the Bonds, the proceedings  
thereof, and other matters set forth  
in said Complaint, should not be vali-  
dated as prayed in said Complaint. Fif-  
teen (15) minutes have been set aside  
to consider this matter on said date  
and time before Judge Kyle S. Cohen  
(JACS confirmation number 105723).  
The hearing will be conducted via  
Zoom videoconferencing technology  
which may be accessed, without charge  
to the participant using the following  
information:  
The Zoom link is https://zoom.  
us/j/8966003281. The Zoom  
Meeting ID is **896 600 3281**.  
**Below please find the Zoom**  
**meeting information for the**  
**Hearing scheduled before**  
**Judge Cohen:**  
Join Zoom Meeting  
https://zoom.us/j/8966003281  
Meeting ID: 896 600 3281  
---  
One tap mobile  
+17866351003,,8966003281#  
US (Miami)  
+16513728299,,8966003281#  
US (Minnesota)  
---  
Dial by your location  
• +1 786 635 1003 US (Miami)  
• +1 651 372 8299 US (Minne-  
sota)  
• +1 267 831 0333 US (Philadel-  
phia)  
• +1 301 715 8592 US (Washing-  
ton DC)

- +1 312 626 6799 US (Chicago)
- +1 470 250 9358 US (Atlanta)
- +1 470 381 2552 US (Atlanta)
- +1 646 518 9805 US (New York)
- +1 646 558 8656 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 602 753 0140 US (Phoenix)
- +1 669 219 2599 US (San Jose)
- +1 669 900 9128 US (San Jose)
- +1 720 928 9299 US (Denver)
- +1 971 247 1195 US (Portland)
- +1 206 337 9723 US (Seattle)
- +1 213 338 8477 US (Los Angeles)
- +48 22 398 7356 Poland
- +48 22 306 5342 Poland
- +48 22 307 3488 Poland

Meeting ID: 896 600 3281  
Find your local number: https://  
zoom.us/u/ahiPMdf6h  
---  
Join by SIP  
8966003281@10.212.72.197  
• 8966003281@10.90.11.41  
---  
Join by H.323  
• 10.212.72.197  
• 10.90.11.41  
Meeting ID: 896 600 3281  
**IT IS FURTHER ORDERED** that  
prior to the date set for the hearing on  
said Complaint for validation, the Clerk  
of this Court shall cause a copy of this  
Notice and Order to be published in a  
newspaper published for general cir-  
culation in Lee County, being the County  
wherein said Complaint for validation  
is filed, once each week for two (2) con-  
secutive weeks, commencing with the  
first publication which shall not be less  
than twenty (20) days prior to the date  
set for said hearing.  
**DONE AND ORDERED** at the  
Courthouse in Lee County, Florida.  
Kyle S. Cohen,  
Circuit Court Judge  
EjOpsLyV  
25-CA-003069 07/24/2025 13:43:08  
Electronic Service List:  
Gregory L. Urbancic  
<gurbancic@cyklawfirm.com>  
Gregory L. Urbancic  
<mjohnson@cyklawfirm.com>  
Meagan E. Magaldi, Esq.  
<MMagaldi@cyklawfirm.com>  
Meagan Elizabeth Magaldi  
<mmagaldi@cyklawfirm.com>  
Meagan Elizabeth Magaldi  
<cykservice@cyklawfirm.com>  
Tyler Patrick Lovejoy  
<eservice@sao20.org>  
Aug. 29; Sept. 5, 2025 25-03297L

SEPTEMBER 5 - SEPTEMBER 11, 2025

LEE COUNTY

BusinessObserverFL.com

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-000564  
FIFTH THIRD BANK N.A.,  
Plaintiff, vs.  
SONIA J MAIR, et al.,  
Defendant.  
NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure entered August 25, 2025  
in Civil Case No. 25-CA-000564 of  
the Circuit Court of the TWENTI-  
ETH JUDICIAL CIRCUIT in and for  
Lee County, Ft. Myers, Florida,  
wherein FIFTH THIRD BANK N.A.  
is Plaintiff and Sonia J Mair, et al., are  
Defendants, the Clerk of Court, Kev-  
in C. Karnes, will sell to the highest  
and best bidder for cash at www.lee.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes on the 18  
day of September, 2025 at 9:00 AM  
on the following described property  
as set forth in said Summary Final  
Judgment, to-wit:  
LOT 3 AND 4, BLOCK 4932,  
UNIT 74, CAPE CORAL SUB-  
DIVISION, ACCORDING TO  
THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 22,  
PAGES 111 THROUGH 131,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
Address: 2718 SW 35th Lane,  
Cape Coral, FL 33914  
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 08/26/2025  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: T Mann  
McCalla Raymer Leibert Pierce, LLP  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
24-10653FL  
Aug. 29; Sept. 5, 2025 25-03319L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE No. 23-CA-000746  
CARRINGTON MORTGAGE  
SERVICES, LLC,  
Plaintiff vs.  
JOSE L. FLECHA AKA JOSE L.  
FLECHA, SR., et al.,  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursu-  
ant to an Order or Final Judgment  
entered in Case No. 23-CA-000746  
of the Circuit Court of the 20TH Ju-  
dicial Circuit in and for LEE County,  
Florida, wherein, CARRINGTON  
MORTGAGE SERVICES, LLC,  
Plaintiff, and, FLECHA, JOSE, et.  
al., are Defendants, I will sell to the  
highest bidder for cash at, WWW.  
LEE.REALFORECLOSE.COM, at  
the hour of 9:00 A.M., on the 30 day  
of October, 2025, the following de-  
scribed property:  
LOTS 17 AND 18 AND THE  
SOUTH 10 FEET OF LOTS  
5 AND 6, OF BLOCK 24 OF  
UNIT #2 OF PALMONA PARK  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF ON  
FILE AND RECORDED IN  
THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT OF  
LEE COUNTY, FLORIDA, IN  
PLAT BOOK 7, PAGE 56-57.  
TOGETHER WITH A 1956  
SPARTA MOBILE HOME,  
BEARING SERIAL#: 440AG183 AND TITLE#: 50897874  
Any person claiming an interest in the  
surplus from the sale, if any, must file a  
claim per the requirements set forth in  
FL Stat. 45.032.  
DATED this 08/26/2025  
KEVIN C. KARNES  
Clerk Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk  
Submitted by: Michele Clancy  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, FL 33309  
954-491-1120  
(22-000753)  
Aug. 29; Sept. 5, 2025 25-03321L

SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-002738  
IN RE: FORFEITURE OF  
\$69,985.00 U.S. CURRENCY  
To: Karena Lee, address unknown  
You are hereby notified that CAR-  
MINE MARCENO, as Sheriff of Lee  
County has filed a forfeiture proceeding  
in the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee County,  
Florida requesting that the \$69,985.00  
U.S. Currency seized on or about May 8,  
2025 be forfeited to the Petitioner,  
SHERIFF CARMINE MARCENO, for the  
use and benefit of the LEE COUNTY  
SHERIFF'S DEPARTMENT.  
You are further advised that the LEE  
COUNTY SHERIFF'S DEPARTMENT  
is presently holding the above described  
\$69,985.00 U.S. Currency.  
You are required to file a copy of your  
written defenses, if any, to said forfei-  
ture action on SARAH M. GOODMAN,  
Petitioner's attorney, whose address is  
Lee County Sheriff's Department, Legal  
Division, 14750 Six Mile Cypress Park-  
way, Fort Myers, Florida 33912, by mail  
within 30 days of first publication, and  
file the original with Clerk of the Court  
either before service on Petitioner's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint or Peticition.  
Dated this 18th day of August, 2025.  
Dated: 08/22/2025  
KEVIN C. KARNES  
Clerk of Court  
(SEAL) By: K. Harris  
Deputy Clerk  
Sarah M. Goodman, Esquire  
LEE COUNTY SHERIFF'S OFFICE  
LEGAL DIVISION  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912  
(239) 477-1481  
E-mail: SGoodman@SheriffLeeFL.org  
Secondary:  
E.service@SheriffLeeFL.org  
By: Sarah M. Goodman  
Sarah M. Goodman  
Florida Bar No.: 1058980  
Aug. 29; Sept. 5, 2025 25-03293L

FOURTH 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 ac-  
tion for Modification of the Final Judg-  
ment, including claims for changes of  
parental responsibility, changes to the  
current parenting plan and for pay-  
ments of support, has been filed against  
you. You are required to serve a copy of  
your written defenses, if any, to this ac-  
tion on Melissa Barris, Esquire of Bar-  
ris Law, PLLC, Petitioner's attorney,  
whose address is 4513 Lee Blvd, Lehigh  
Acres, FL 33971, on or before Septem-  
ber 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 ser-  
vice on Petitioner's attorney or imme-  
diately 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, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CA-005134  
FREEDOM MORTGAGE  
CORPORATION  
PLAINTIFF, VS.  
MATTHEW C. DEMELLO, ALICIA  
M. DEMELLO, ET AL.,  
DEFENDANTS.  
NOTICE IS HEREBY GIVEN pursu-  
ant to Final Judgment of Foreclosure  
dated the 25 day of August, 2025, and  
entered in Case No. 24-CA-005134,  
of the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee Coun-  
ty, Florida, wherein Freedom Mort-  
gage Corporation is the Plaintiff and  
MATTHEW C. DEMELLO A/K/A  
MATTHEW CHARLES DEMELLO,  
ALICIA SIKORA F/K/A ALICIA M.  
DEMELLO A/K/A ALICIA DEM-  
ELLO, AND UNITED STATES OF  
AMERICA ON BEHALF OF THE  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT are de-  
fendants. Kevin C. Karnes as the  
Clerk of the Circuit Court shall sell to  
the highest and best bidder for cash at  
www.lee.realforeclose.com at 9:00  
A.M. on the 18 day of September,  
2025, the following described prop-  
erty as set forth in said Final Judg-  
ment, to wit:  
LOTS 1 AND 2, BLOCK 1724,  
CAPE CORAL UNIT 44, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 21, PAGES 104-  
112, INCLUSIVE, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING  
A RIGHT TO FUNDS REMAINING  
AFTER THE SALE, YOU MUST FILE  
A CLAIM WITH THE CLERK NO  
LATER THAN THE DATE THAT THE  
CL

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-002406**  
**IN RE: ESTATE OF PETER S. DEBELLIS Deceased.**

The administration of the estate of PETER S. DEBELLIS, deceased, whose date of death was January 4, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 MONROE ST, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 29, 2025.  
Signed on this 22 day of July 2025.

**Danene Shannon**  
**Personal Representative**  
364 Robert Ave.  
Wheeling, Illinois 60090  
Susan M. Larned, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1011025  
The Larned Law Group, P.A.  
12734 Kenwood Lane, Suite 39  
Ft. Myers, FL 33907  
Telephone: 239-202-2881  
Email: susan@larnedlegal.com  
Aug. 29; Sept. 5, 2025 25-03324L

SECOND INSERTION

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

**CASE NO.: 24-CA-007292**  
**PACIFIC RBLF FUNDING TRUST, a Delaware Statutory Trust, Plaintiff, vs. TAYLER MCFARLANE LIMITED PARTNERSHIP, a Florida Limited Partnership, Defendants.**

PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in Case No. 24-CA-007292 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which PACIFIC RBLF FUNDING TRUST, a Delaware Statutory Trust, is the Plaintiff and TAYLER MCFARLANE LIMITED PARTNERSHIP, a Florida Limited Partnership is defendant, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the October 30, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 32 AND 33, BLOCK 3462, CAPE CORAL UNIT 67, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 57 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property address: 627 Southwest 56th Street, Cape Coral, FL 33914

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 in Lee County, Florida this 08/26/2025

Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) By: T Mann  
Deputy Clerk  
PINCUS LAW GROUP, PLLC  
Attorney for Plaintiff  
425 RXR Plaza  
Uniondale, New York 11556  
Telephone: 516-699-8902  
Facsimile: 519-699-8902  
FLPleadings@pincuslaw.com  
Aug. 29; Sept. 5, 2025 25-03322L

SECOND INSERTION

NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
5500 Timmers Lane  
Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on September 24, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3158-Celia Amaral-Guitars, file cabinet, household goods, home decor  
Unit 2066-Vivian Santos-Cabinets, meat slicer, portable A/C, gas cans, household goods, music instruments, home decor  
Aug. 29; Sept. 5, 2025 25-03304L

SECOND 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 09/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit	tenant name	contents
1767	Naomi Mccurdy	Household, Boxes and Totes

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 29; September 5, 2025 25-03274L

SECOND INSERTION

**Notice of Public Auction for monies due on storage units.**  
The auction will be held on September 15th, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

COUNTY	UNIT	BALANCE
Lee		
FACILITY		
4340 Kernel Cir		
Fort Myers, FL 33916		
NAME		
Olivia Johnson	7066	329.3
ROBERT DUNHAM	6029	325.9
Joan Richards-Summers	7146	500.14
Cherell tarver	7068	321.3
COUNTY		
Lee		
FACILITY		
4457 Kernel Cir		
Fort Myers, FL 33916		
NAME		
Jeanette Morrison	4052	313.04
MARTIN WELCOME	5118	325.9
Latasha Muse Walker	2003	393.8
CRESENCIO TORRES	2008	407.9
Angel Gleason	1018	633.35
Arias Dixon	2140	377.1
COUNTY		
Lee		
FACILITY		
16901 N. Cleveland Ave		
N. Fort Myers, FL 33903		
NAME		
JONATHAN HERNANDEZ	1114	425.8
STEPHANIE THOMAS	1047	602.64
JOSE ROJO QUEZADA	1223	290.54
Jane Marlor	1056	407.9
Derrick Calhoun	3220	428.4
Melody Tucker	2151	612.9
David Smith	1318	201.04

Aug. 29; Sept. 5, 2025	25-03275L
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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-003170**  
**IN RE: ESTATE OF TED STEPHEN GROFF Deceased.**

The administration of the estate of TED STEPHEN GROFF, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Steven David Baird and Ashley Dawn Chandler on the 12th day of September 2025 at 11:00 a.m., on property at 327 East Buell Drive, Lot #5, Ft. Myers, Lee County, Florida 33905, in Siesta Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1963 LIBT Mobile Home  
VIN No.: 35205  
Title No.: 936202  
And All Other Personal Property Therein  
PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
Aug. 29; Sept. 5, 2025 25-03277L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

**Section 197.512 F.S.**  
Tax Deed #:2025000908

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

Certificate Number: 23-00222  
Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 5176, CAPE CORAL UNIT 83, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Strap Number 25-43-22-C3-05176.0400  
Names in which assessed: NOVA CONSTRUCTION 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 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03189L

SECOND INSERTION

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

Tax Deed #:2025000914

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

Certificate Number: 23-00270  
Year of Issuance 2023 Description of Property LOTS 36 AND 37, BLOCK 5279, CAPE CORAL UNIT 82, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 113 TO 126, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Strap Number 36-43-22-C2-05279.0360  
Names in which assessed: ALEJANDRO GARZON, CARLOS ALEJANDRO GARZON ACOSTA, FAS HANDYMAN & REPAIRS 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 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03190L

SECOND INSERTION

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

Tax Deed #:2025000911

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

Certificate Number: 23-01357  
Year of Issuance 2023 Description of Property LOTS 57 AND 58, BLOCK 3898, CAPE CORAL, UNIT 53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Strap Number 33-43-23-C4-03898.0570  
Names in which assessed: SFR OWNER ML BORROWER LLC, SFR OWNER ML BORROWER, 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 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03191L

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

**Section 197.512 F.S.**  
Tax Deed #:2025000922

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

Certificate Number: 23-02191  
Year of Issuance 2023 Description of Property LOTS 50, 51, 52, 53 AND 54, BLOCK 4035, CAPE CORAL UNIT 56, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-23-C3-04035.0500  
Names in which assessed: JENNIFER LOPEZ-SILVERO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03192L

SECOND INSERTION

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

Tax Deed #:2025000882

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: 23-03057  
Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 3715, UNIT 50, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 155 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-23-C2-03715.0070  
Names in which assessed: YUSBEL FERNANDEZ HERNANDEZ, YUSBEL FERNANDEZ MENENDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03194L

SECOND INSERTION

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

Tax Deed #:2025000888

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

Certificate Number: 23-03720  
Year of Issuance 2023 Description of Property LOTS 31, 32, 33, BLOCK 1734, UNIT 44, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 21, PAGES 104-112, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-23-C4-01734.0310  
Names in which assessed: GEORGIEANNE GARCIA CREWS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03195L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

**Section 197.512 F.S.**  
Tax Deed #:2025000936

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

Certificate Number: 23-04168  
Year of Issuance 2023 Description of Property LOTS 39 AND 40, BLOCK 5552, UNIT 84, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 30 TO 48, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C4-05552.0390  
Names in which assessed: ANGELA FELIX, JOSE W JARABA, JOSE W. JARABA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03196L

SECOND INSERTION

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

Tax Deed #:2025000928

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

Certificate Number: 23-15906  
Year of Issuance 2023 Description of Property LOT 16, BLOCK 13, UNIT 4, LEHIGH ACRES, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 18, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-27-04-00013.0160  
Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03216L

SECOND INSERTION

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

Tax Deed #:2025000890

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

Certificate Number: 23-10543  
Year of Issuance 2023 Description of Property LOT 6, BLOCK 36, UNIT 2, LEHIGH PARK, LEHIGH ACRES, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 65, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-44-26-02-00036.0060  
Names in which assessed: MARTHA ARGUELLO, MARTHA OCHOA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19, 2025 25-03201L

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

UV2078\_1028

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TAX DEEDS

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SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000898  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-05253  
Year of Issuance 2023 Description of Property LOTS 15, 16 AND 17, BLOCK 3513, CAPE CORAL UNIT 47 PART 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 112 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-24-C2-03513.0150  
Names in which assessed: MICHAEL KISER  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03197L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000932  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-16113  
Year of Issuance 2023 Description of Property LOT 9, BLOCK 2, UNIT 1, LEHIGH ACRES, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-44-27-01-00002.0090  
Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03220L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000906  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-10628  
Year of Issuance 2023 Description of Property LOT 8, BLOCK 24, UNIT 4, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-04-00024.0080  
Names in which assessed: VIAMAR HOMES LLC, VIAMAR HOMES, 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](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03202L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000827  
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: 23-16401  
Year of Issuance 2023 Description of Property LOT 15, BLOCK 22, LEHIGH ACRES, UNIT 6, IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 20-44-27-06-00022.0150  
Names in which assessed: FRED SCHWENCK, JULIA SCHWENCK  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03225L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000934  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-16142  
Year of Issuance 2023 Description of Property LOT 18, BLOCK 13, UNIT 4, LEHIGH ACRES, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-44-27-04-00013.0140  
Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03221L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000907  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-10631  
Year of Issuance 2023 Description of Property LOT 15, BLOCK 26, UNIT 4, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-04-00026.0150  
Names in which assessed: VIAMAR HOMES, LLC, VIAMAR HOMES, 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](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03203L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000846  
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: 23-21099  
Year of Issuance 2023 Description of Property LOT 3, BLOCK 20, UNIT 2, LEHIGH ACRES, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-02-00020.0030  
Names in which assessed: LEHIGH PARTNERS 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](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03257L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000935  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-16148  
Year of Issuance 2023 Description of Property LOT 18, BLOCK 14, UNIT 4, LEHIGH ACRES, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-04-00014.0180  
Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03222L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000894  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-14098  
Year of Issuance 2023 Description of Property LOT 14, BLOCK 42, SOUTH PART OF UNIT 9, GREENBRIAR, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-27-12-00042.0140  
Names in which assessed: ERIK RAMIREZ  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03211L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000905  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-20588  
Year of Issuance 2023 Description of Property LOT 25, BLOCK 95, UNIT 14, LEHIGH ACRES, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-14-00095.0250  
Names in which assessed: ANTONIO GAMBOA ROJAS  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03251L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000903  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-19799  
Year of Issuance 2023 Description of Property LOT 17, BLOCK 87, UNIT 17, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 35, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-17-00087.0170  
Names in which assessed: GLORIA A ROMERO, GLORIA A. ROMERO, HECTOR M ALDANA, HECTOR M. ALDANA  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03245L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000770  
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: 23-14355  
Year of Issuance 2023 Description of Property LOT 7, BLOCK 207, UNIT 31, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-14-00207.0070  
Names in which assessed: BECHARA KARAM  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03212L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000916  
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-07678  
Year of Issuance 2023 Description of Property LOT 24, BLOCK 20, CITY VIEW PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P3-00920.0240  
Names in which assessed: JARROD WARE, KEVIN A. WARE  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03198L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000832  
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: 23-20599  
Year of Issuance 2023 Description of Property LOT 2, BLOCK 103, UNIT 15, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 68, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-15-00103.0020  
Names in which assessed: ROMBARB LLC, ROMBARB, 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](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03253L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000820  
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: 23-15977  
Year of Issuance 2023 Description of Property LOT 17, BLOCK 43, UNIT 11, LEHIGH ACRES, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-27-11-00043.0170  
Names in which assessed: NOE ALVARADO  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03218L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice 24-7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 9/16/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christy D Weiss unit #A15; Shaun Finley unit #D2; Christy Weiss unit #E34. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Aug. 29; Sept. 5, 2025  
25-03276L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000878  
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: 23-22059  
Year of Issuance 2023 Description of Property LOT 20, BLOCK 18, UNIT 4, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 142, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-04-00018.0200  
Names in which assessed: REALITY LASTER  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03261L

SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000812  
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: 23-15783  
Year of Issuance 2023 Description of Property LOT 5, BLOCK 4, UNIT 1, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 17, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-44-27-01-00004.0050  
Names in which assessed: SHIRLEY RAMIREZ  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.lee.realtaxdeed.com](http://www.lee.realtaxdeed.com) on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Aug. 29; Sept. 5, 12, 19, 2025  
25-03214L

HOW TO PUBLISH  
YOUR LEGAL NOTICE  
IN THE BUSINESS OBSERVER

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

OR E-MAIL:  
legal@businessobserverfl.com

lv0660

Business  
Observer





--- TAX DEEDS ---

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000826 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: 23-16361 Year of Issuance 2023 Description of Property LOT 9, BLOCK 5, UNIT 2, SECTION 20, 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 28 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-27-02-00005.0090 Names in which assessed: GUDRUN STANTKE, PETER M STANTKE, PETER M. STANTKE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03224L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000839 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: 23-16668 Year of Issuance 2023 Description of Property WEST 1/2 OF LOT 12, BLOCK 11, UNIT 03, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-03-00011.012A Names in which assessed: NINOSKA BENDEK LIANOS, PATRICIA KARINA SULZER CALLAU All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03228L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000900 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18508 Year of Issuance 2023 Description of Property LOT 9, BLOCK 42, SOUTH PART OF UNIT 9, SOUTHWOOD, SEC- TIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 69, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-09-00042.0090 Names in which assessed: EILEEN D. MCARDLE, EI- LEEN MCARDLE, STEPHEN E. MCARDLE, SUZANNE SHORT, THOMAS G MCARDLE, THOM- AS G. MCARDLE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03241L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000797 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: 23-19120 Year of Issuance 2023 Description of Property LOTS 9, 10, 11 AND 12, BLOCK 17, UNIT 4, SECTION 11 TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES, ACCORD- ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 15, PAGE 153, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-27-04-00017.0090 Names in which assessed: CONCETTA GIAMMARCO, ESTATE OF MARIO B GIAM- MARCO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03243L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000824 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: 23-20340 Year of Issuance 2023 Description of Property LOT 2, BLOCK 274, UNIT 70, MIRROR LAKES, SECTION 19, TOWN- SHIP 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 27, PAGE 157, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 19-45-27-70-00274.0020 Names in which assessed: J ARMSTRONG, J. ARM- STRONG, M ARMSTRONG, M. ARMSTRONG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03249L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000830 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: 23-20531 Year of Issuance 2023 Description of Property LOT 13, BLOCK 62, UNIT 11, 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 64, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-11-00062.0130 Names in which assessed: ANNA WILLIAMSON, C L WIL- LIAMSON, CLARA ELLEN TITTERA, CLEMENT LEE WIL- LIAMSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03250L</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 #:2025000857 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: 23-21604 Year of Issuance 2023 Description of Property LOT 5, BLOCK 42, UNIT 12, SECTION 26, 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 20, PAGE 49, PUBLIC RECORDS, LEE, COUNTY, FLORIDA. Strap Number 26-45-27-12-00042.0050 Names in which assessed: EVELYN THOMPSON, JOHN H THOMPSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03260L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000792 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: 23-12887 Year of Issuance 2023 Description of Property LOT 1, BLOCK 8, UNIT 1, SECTION 11, 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 97, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-26-01-00008.0010 Names in which assessed: MYRLE C. NECRASON, MYRLE CAFFEE NECRASON DECLA- RATION OF TRUST DTD THE 2/26/1979, MYRLE NECRASON, SANDRA KELLY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03210L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000923 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18472 Year of Issuance 2023 Description of Property LOT 7, BLOCK 23, UNIT 6, SOUTHWOOD, SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE- HIGH ACRES, FLORIDA AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE- CORDED IN PLAT BOOK 26, PAGE 65, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-06-00023.0070 Names in which assessed: RANDALL F. MARKHAM, RAN- DALL FRANCIS MARKHAM, RYAN FRANCIS MARKHAM, TODD AARON MARKHAM, TODD MARKHAM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03240L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000866 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: 23-17343 Year of Issuance 2023 Description of Property UNIT NUM- BER 209 OF PARK PLACE CONDOMINIUM, A CON- DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1695, PAGE 2190, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AP- PURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDO- MINIUM. Strap Number 29-44-27-13-00000.2090 Names in which assessed: A &amp; R INVESTMENTS INC, A &amp; R INVESTMENTS INC, A&amp;R INVESTMENTS INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 10/21/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &amp; Comptrol- Aug. 29; Sept. 5, 12, 19, 2025 25-03236L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025000868 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: 23-17392 Year of Issuance 2023 Description of Property UNIT NO. 19 PARKWOOD VILLAS II A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA MORE PARTICULAR DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 31 PROCEED SOUTH 00-~25'25" EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET, THENCE CON- TINUE NORTH 88-~44'13" EAST FOR 2,106.15 FEET, THENCE NORTH 88-~44'13" EAST ALONG THE SOUTHER- LY RIGHT-OF-WAY LINE OF THE WEDGEWOOD DRAIN- AGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT, THENCE IN A SOUTHWEST- ERLY DIRECTION ALONG THE WESTERLY RIGHT-OF- WAY LINE OF BETH STACEY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22-~38'10", A CHORD BEARING OF SOUTH 15-~26'08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26-~44'13" WEST ALONG THE WESTER- LY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26-~23'45", AND A CHORD DISTANCE OF 287.68 FEET, A DISTANCE OF 290.24 FEET, THENCE SOUTH 00-~20'28" WEST A DISTANCE OF 63.00 FEET TO A POINT OF CURVA- TURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88-~53'09", FOR A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89-~13'37"</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, STATE OF FLORIDA PROBATE DIVISION File Number: 25-CP-002396 IN RE: The Estate of: EILEEN P. SHOW, Deceased. The administration of the estate of EILEEN P. SHOW, deceased, whose date of death was June 17, 2025, and whose social security number is xxx-xx-3800, 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, Florida 33901. The names and addresses of the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent' 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 creditors of the decedent and oth-</div>	<div>SECOND INSERTION</div> <div>Notice to Creditors IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION Division: Probate File No. 25-CP-002437 IN RE: ESTATE OF Barry Don Kelley, Deceased. The administration of the estate of Barry Don Kelley, deceased, whose date of death was March 23, 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 decedentand 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</div>	<div>SECOND INSERTION</div> <div>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 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 29, 2025. Ancillary Personal Representatives: Kassandra LaCole Kelley and Marjorie Jones c/o Horlick &amp; Corbridge, P.A. 1314 E. Venice Ave., Suite D Venice, Florida 34285 Attorney for Ancillary Personal Representatives: C. Kelley Corbridge, Attorney Florida Bar No. 325066 Email: kelley@mdhpa.com Horlick &amp; Corbridge, P.A. 1314 E. Venice Avenue – Suite D Venice, Florida 34285 (941) 484-5656 Aug. 29; Sept. 5, 2025 25-03284L</div>
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SAVE TIME



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--- ESTATE ---

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-002412</b> <b>IN RE: ESTATE OF</b> <b>W. BRITT POMEROY, JR.,</b> <b>Deceased.</b> The administration of the estate of W. BRITT POMEROY, JR., deceased, whose date of death was June 8, 2025, File Number 25-CP-002412, 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 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, 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 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 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 F.S., applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 F.S. The date of first publication of this Notice is August 29, 2025. <b>Personal Representative:</b> <b>Scott Guttery</b> 3527 E. Riverside Dr Fort Myers, FL 33916 Attorney for Personal Representative: Travis Walklett E-Mail Addresses: travis.walklett@trinitycre.com Florida Bar No. 0120156 Walklett CRE, LLC 15321 River Vista Drive North Fort Myers, FL 33917 Telephone: 239-671-9000 Aug. 29; Sept. 5, 2025 25-03267L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-2224</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JULIE ANNE GUTTERY,</b> <b>Deceased.</b> The administration of the estate of Julie Anne Guttery, deceased, whose date of death was June 14, 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 29, 2025. <b>Personal Representative:</b> <b>Scott Guttery</b> 3527 E. Riverside Dr Fort Myers, FL 33916 Attorney for Personal Representative: Travis Walklett E-Mail Addresses: travis.walklett@trinitycre.com Florida Bar No. 0120156 Walklett CRE, LLC 15321 River Vista Drive North Fort Myers, FL 33917 Telephone: 239-671-9000 Aug. 29; Sept. 5, 2025 25-03287L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001960</b> <b>DIVISION: P(3)</b> <b>IN RE: ESTATE OF</b> <b>HARLEY-DAVIDSON STONE,</b> <b>Deceased.</b> The administration of the Estate of Harley-Davidson Stone, 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 PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. The date of first publication of this notice is August 29, 2025. <b>Personal Representative:</b> <b>Katelyn Stone</b> <b>c/o Bennett Jacobs &amp; Adams, P.A.</b> PO Box 3300, Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com Aug. 29; Sept. 5, 2025 25-03313L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-002375</b> <b>IN RE: ESTATE OF</b> <b>JOE ANDERSON DUER, III</b> <b>Deceased.</b> The administration of the estate of Joe Anderson Duer, III, deceased, whose date of death was May 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, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. <b>Personal Representative:</b> <b>Joe Anderson Duer, Jr.</b> 35354 Copes Drive Belle Haven, Virginia 23306 Attorney for Personal Representative: THOMAS F. LATORRE Attorney Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com Aug. 29; Sept. 5, 2025 25-03292L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001990</b> <b>IN RE: ESTATE OF</b> <b>BETH RENE SMITH</b> <b>a/k/a BETH R. SMITH</b> <b>a/k/a BETH SMITH,</b> <b>Deceased.</b> The administration of the Estate of Beth Rene Smith a/k/a Beth R. Smith a/k/a Beth Smith, deceased, whose date of death was March 2, 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. 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,

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-2359</b> <b>IN RE: ESTATE OF</b> <b>CHERIE G. MORAN A/K/A</b> <b>CHERIE GUYETTE MORAN</b> <b>Deceased.</b> The administration of the estate of Cherie G. Moran a/k/a Cherie Guyette Moran, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. <b>Personal Representative:</b> <b>Susan Dale Riner</b> 1120 Noe Road Bean Station, Tennessee 37708 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Boulevard Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1107 Fax: (239) 294-3731 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: becky.defrancesco@henlaw.com Aug. 29; Sept. 5, 2025 25-03290L

SECOND INSERTION
<b>Notice to Creditors</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.</b> <b>36-2025-CP-002249-A001-CH</b> <b>IN RE: ESTATE OF</b> <b>JANET E. HEITERT</b> <b>A/K/A JANET HEITERT</b> <b>A/K/A JANET ELAINE HEITERT,</b> <b>Deceased.</b> The administration of the estate of JANET E. HEITERT A/K/A JANET HEITERT A/K/A JANET ELAINE HEITERT, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Fort Myers FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO: 2025-CP-002500</b> <b>IN RE: ESTATE OF</b> <b>RICHARD JOHN JASZKA</b> <b>Deceased.</b> The administration of the Estate of Richard John Jaszka, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr., Blvd, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under Florida Statute Section 732.2211. 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

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO: 2025-CP-002500</b> <b>IN RE: ESTATE OF</b> <b>RICHARD JOHN JASZKA</b> <b>Deceased.</b> The administration of the Estate of Richard John Jaszka, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr., Blvd, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under Florida Statute Section 732.2211. 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

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001954</b> <b>MJRA CORPORATION,</b> <b>Plaintiff, vs.</b> <b>QUYEN LUU,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated August 18, 2025, entered in the above captioned cause in the County Court of Lee County, Florida, the Clerk of Court will sell to the highest bidder in an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, in Lee County, Florida at 09:00 a.m., on October 9, 2025, the following described property, as set forth in said judgement: STRAP: 22-45-27-L3-14088.0040 Folio ID: 10425580, 839 HARBOUR AVE S, LEHIGH ACRES FL 33974; and STRAP: 22-45-27-L3-14088.0110 Folio ID: 10425587, 840 KALEY AVE S, LEHIGH ACRES FL 33974. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated August 20, 2025. KEVIN C. KARNES, as Clerk of the Circuit Court (SEAL) By: T Mann By Deputy Clerk ATTORNEY FOR PLAINTIFF Gregg Horowitz, 2197 Ringling Blvd., Sarasota, FL 34230. Fl Bar No. 0802867. (941) 365-2094 gregg.horowitz@verizon.net Aug. 29; Sept. 5, 2025 25-03271L

SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> COUNTY COURT FOR LEE COUNTY, FLORIDA <b>Case No.: 25-CC-001954</b> <b>MJRA CORPORATION,</b> <b>Plaintiff, vs.</b> <b>QUYEN LUU,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated August 18, 2025, entered in the above captioned cause in the County Court of Lee County, Florida, the Clerk of Court will sell to the highest bidder in an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, in Lee County, Florida at 09:00 a.m., on October 9, 2025, the following described property, as set forth in said judgement: STRAP: 22-45-27-L3-14088.0040 Folio ID: 10425580, 839 HARBOUR AVE S, LEHIGH ACRES FL 33974; and STRAP: 22-45-27-L3-14088.0110 Folio ID: 10425587, 840 KALEY AVE S, LEHIGH ACRES FL 33974. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated August 20, 2025. KEVIN C. KARNES, as Clerk of the Circuit Court (SEAL) By: T Mann By Deputy Clerk ATTORNEY FOR PLAINTIFF Gregg Horowitz, 2197 Ringling Blvd., Sarasota, FL 34230. Fl Bar No. 0802867. (941) 365-2094 gregg.horowitz@verizon.net Aug. 29; Sept. 5, 2025 25-03271L

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001990</b> <b>IN RE: ESTATE OF</b> <b>BETH RENE SMITH</b> <b>a/k/a BETH R. SMITH</b> <b>a/k/a BETH SMITH,</b> <b>Deceased.</b> The administration of the Estate of Beth Rene Smith a/k/a Beth R. Smith a/k/a Beth Smith, deceased, whose date of death was March 2, 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. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

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

The date of first publication of this Notice is August 29, 2025.

**Personal Representative:**  
**Isaiah Smith**  
802 Hillside Street  
Lehigh Acres, Florida 33936  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
shelby@atcauselaw.com  
Aug. 29; Sept. 5, 2025 25-03312L

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.

10/8/27 V25



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

THIRD INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION <b>Case No. 25-CA-002563</b> <b>Michael J Weiss</b> <b>Plaintiff, v.</b> <b>Elizabeth Tritsch,</b> <b>Defendant.</b> TO: Elizabeth Tritsch, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Partition of Personal Property. The action was instituted in the Circuit Court of Lee County, Florida, and is styled Michael J. Weiss v. Elizabeth Tritsch, case no. 25-CA-002563. You are required to serve a copy of your written defenses, if any, to the action on Gary Rhodes, Esq., Plaintiff's attorney, whose address is Hahn, Loeser & Parks, LLP, 2400 First Street, Suite 300, Fort Myers, Florida 33901, on or before September 22, 2025, and file the original with the clerk of this court either before service on or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED: 08/13/2025 Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: K Harris Deputy Clerk
Gary Rhodes, Esq., Plaintiff's attorney, Hahn, Loeser & Parks, LLP, 2400 First Street, Suite 300, Fort Myers, Florida 33901 19024334.1 Aug. 22, 29; Sept. 5, 12, 2025 25-03109L

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

<b>AMENDED NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 24-CA-005606</b> <b>LATANYA R. GILES,</b> <b>Plaintiff, vs.</b> <b>ROYAL PALM MASONIC LODGE</b> <b>#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,</b> <b>VERNA 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 VERNA L. THOMAS, Unknown spouse of VERNA L. THOMAS, and ALL OTHER UNKNOWN PARTIES, Defendants.</b> 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,
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FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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



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UV0236

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

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, or 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
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<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA <b>CASE NO.: 25-CA-003204</b> <b>DANIEL ANDRADE and FELICIA ANDRADE,</b> <b>Plaintiff, v.</b> <b>THE CATRON ESTATE and DELBERT F. CATRON, Defendants.</b> TO: THE CATRON ESTATE C/O DELBERT F. CATRON 14732 VAN BUREN ST MIDWAY CITY, CA 92655 DELBERT F. CATRON 14732 VAN BUREN ST MIDWAY CITY, CA 92655 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:
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THIRD INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA <b>CASE NO.: 25-DR-5722</b> <b>IN RE: THE MARRIAGE OF:</b> <b>PATRICIA VALLEJO</b> <b>Petitioner,</b> <b>-and-</b> <b>CARLOS GRULLON</b> <b>Respondent,</b> TO: Carlos Grullon (Respondent/Husband) Last Known address: 4120 Sunny Aspen Circle apt 215, Fort Myers, FL 33916. YOU ARE NOTIFIED that an action regarding the Petition for Dissolution of Marriage has been filed in the Circuit

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

in Plat Book 3, page 43, Public Records of Lee County, Florida, Folio ID: 10252904. The 2026 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,
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THIRD INSERTION
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 11, BLOCK 113, UNIT 111, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PGE 60, 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

THIRD INSERTION
Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before September 22, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir-

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

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. DATED on 08/11/2025. Kevin C. Karnes CLERK OF CIRCUIT COURT (SEAL) By: K Shoap 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
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6202, on or before September 24, 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 14th day of August, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Harris 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 Aug. 22, 29; Sept. 5, 12, 2025 25-03128L
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cuit's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or strike g of pleadings. DATED 08/13/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Aug. 22, 29; Sept. 5, 12, 2025 25-03137L
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FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

FOURTH INSERTION
<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

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