

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211	
Time: 10:45 AM	
Sale to be held at www.storage treasures.com.	
0005 - Spiller, Andrew; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0102 - Ventura, Luis; 0207 - Rose-Swan, Pamela; 0266 - Andrews, Barbara; 0269 - Sullivan, Peter; 0307 - Florence, Eddie; 0326 - Jeskey, Paul; 0331 - Tech Help Enterprise LLC Tyndall, Jason; 0340 - Powell, Keely; 0399 - Bonilla, Otto; 0404 - Welch, shannen; 0415 - Mundy, Alexander; 0439 - Souza, Alex; 0446 - Haddon, Danielle; 0477 - Kelly, Chelsea; 0559 - bowen, dobie; 0646 - Vinton, Yvonne; 0658 - Felix, Stephan; 0736 - Rennie, Jacob; 0984 - Courtney, Crystal; 1017 - Ruiz, Nylexcia; 1306 - Murdoch, Jacqueline; 1345 - Miranda, Braden; 1380 - Wilson, Chavone; RV1113 - Murdoch, Jacqueline; RV1160 - Rodriguez, Jose	
PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721	
Time: 11:00 AM	
Sale to be held at www.storage treasures.com.	
0105E - Taylor, Nicholas; 0111E - Singer Jr, Robert; 0202E - DURFEE, JOSEPH; 1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 1164 - Porto, Anthony; 2011G - Arseneau, Aaron; 3006 - o'Neill, Nicole; 4025G - Diego Tomas, Andreas; 4028G - Green, Ron; 4035G - Joseph, Darren; 6004 - Buckingham services Burlingham, Mark	
PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489	
Time: 11:15 AM	
Sale to be held at www.storage treasures.com.	
011 - Cadeau, Petislin; 034 - Dickinson, Jaret; 075 - Jones, Thomas; 111 - brownlow, Desiree; 115 - Forrest Jr., Wayne; 145 - Tobler, Devonte; 154 - Botorrff, Emory; 157 - Mercado, Adilio Enoch; 164 - Cintora, Christopher; 171 - Northeutt, willie; 199 - Mojica, Evaristo; 213 - Feliciano, Evaristo; 217 - Dunn, Vickie; 233 - cresco, Beatriz; 256 - Peoples, Shermekia; 273 - watson, antonetta; 279 - Miller, Frank; 292 - Alexander, Patricia; 331 - Webb, Geno; 432 - watson, Robert; 448 - Fluharty, Mary; 474 - Lee, Yvette; 510 - Parker, Rebecca; 524 - Thomas, Terrell; 947 - Chisholm, Harold; 960 - Morales, Michael	
PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635	
Time: 11:30 AM	
Sale to be held at www.storage treasures.com.	
A118 - Wells, Antoinette; B330 - Bustamante, Maria; C417 - Wells, Antoinette; D55276 - Fowler, Alexandra; D555 - whidden, Hope	
PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571	
Time: 12:15 PM	
Sale to be held at www.storage treasures.com.	
1518 - Paul, David; 2020 - Diaz, Laura; 2216 - Davina Automotive Group Paul, David; 3117 - Sherwood, Darren; 3140 - Dill, Erin	
PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897	
Time: 12:30 PM	
Sale to be held at www.storage treasures.com.	
B027 - Kiang, Sabrina; B045 - Pinto, Corinna; B047 - Sanders, Phil; C001 - Smith, Lawrence; C018 - Herrera, Juan; D006 - Deltore, Junior; D063 - Russell, Rhonda; E006 - Pyles, Rebecca Rivera; E047 - Vargas, Tania; E048 - samedifede, Jordine; F030 - Gonzalez, Adrian; F056 - Olibo, Jerry; H042 - Brinson, Lakiya; H046 - Cox, Joe	
PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811	
Time: 12:45 PM	
Sale to be held at www.storage treasures.com.	
A005D - gray, christopher; C054 - Cyr, Pam; C079 - Ludenas, Roger; D097 - Anderson, Regie; D115 - Charles, Mylainsa; D135 - Robinson, Katwila; E161 - Hil, Casey; F192 - Rojas, Leonardo; F197 - Sylvia, Craig; F219 - WALKER, NATHALIE; F224 - green, cleveon; G230 - boyd, Rudolph; H253 - Horvath, Dina; H290 - Learn, James; I303 - Curtis, Shania Autumn; I319 - Hall, Sandra; K398 - parker, Courtney; L002A - REYES, RAUL; L452 - Connolly, Jayde	
PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200	
Time: 01:00 PM	
Sale to be held at www.storage treasures.com.	
1033 - Gamble, Dennis; 1072 - Mukovic, Samir; 1074 - Luma, Ryan; 1109 - Petito, Dale; 111037 - Lyons, Paul; 1113 - Suthard, Frances; 112627 - Stich, Jamie; 2033 - Watkins, Florence; 2048 - Parzyck, Jonathon; 209697 - Dejesus, Frank; 2126 - Barnes, Dennis; 2177 - Ordonez, Kailen; 2211 - Gillick, Amanda; 2223 - Stich, Jamie; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3063 - hutter, Kiersten; 3085 - O'Neill-Boisvert, Stephenie; 3156 - Black, christopher; 3186 - Perez, Daniel; 3193 - Petrucci, Cortni; 3200 - Shade, Matrice; 3206 - Barreiro, Jose; 3231 - Taylor, Lindsay; 5036 - DF Auto Towin Corp Alberto, Pablo	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
October 10, 17, 2025	
25-03936L	

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)	
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA	
Case No.: 25-DR-006241	
Division: Judge: Reichling, Trent	
Adza Larose, Petitioner, and	
Didley Benjamin, Respondent,	
TO: Didley Benjamin	
3710 37th St SW lehigh Acres Fl 33376	
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 Adza Larose, whose address is 3110 42nd St w lehigh Acres Fl 33971 on or before Nov. 12, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Ft Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.	
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,	
required to serve a copy of your written defenses, if any, to it on Adza Larose, whose address is 3110 42nd St w lehigh Acres Fl 33971 on or before Nov. 12, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Ft Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.	
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,	
Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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: 10/3/2025	
KEVIN C. KARNES	
CLERK OF THE CIRCUIT COURT (SEAL) By: D Wheway	
Deputy Clerk	
October 10, 17, 24, 31, 2025	
25-03985L	

FIRST INSERTION	
Notice of Meetings FISCAL YEAR 2025/2026 KINGSTON ONE 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 Kingston One Community Development District shall be held at 1:30 p.m. at The Offices of Cameratta Companies located at 21101 Design Parc Lane Suite #103 Estero, FL 33928. The meeting dates are as follows:	
October 15, 2025 2:00 p.m.*	
November 19, 2025 2:00 p.m.	
December 17, 2025 2:00 p.m.*	
January 21, 2026 2:00 p.m.	
February 18, 2026 2:00 p.m.	
March 18, 2026 2:00 p.m.	
April 15, 2026 2:00 p.m.*	
May 20, 2026 2:00 p.m.	
June 17, 2026 2:00 p.m.	
July 15, 2026 2:00 p.m.	
August 19, 2026 2:00 p.m.	
September 16, 2026 2:00 p.m.	
*Meeting date is subject to change due to the holiday.	

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 Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, 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 Inframark at (813) 873-7300. 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.

Inframark, District Management	
October 10, 2025	25-03954L

FIRST INSERTION	
BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICTS NOTICE OF JOINT FISCAL YEAR 2026 MEETINGS	

The Boards of Supervisors (Boards") of the Brooks of Bonita Springs and Brooks of Bonita Springs II Community Development Districts ("Districts") will hold Joint Regular Meetings for Fiscal Year 2026 at 1:00 p.m., at Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928 on the following dates:

October 22, 2025
January 28, 2026
April 22, 2026
June 24, 2026
July 22, 2026
August 26, 2026

The purpose of the meetings is for the Boards to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 at least seven (7) days in advance of the meetings by calling (561) 571-0010, during normal business hours, or by visiting the District's website, https://www.brookscdds.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 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 Office.

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

District Manager	
October 10, 2025	25-03977L

FIRST INSERTION	
NOTICE OF ACTION FOR emergency temporary custody IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA	
Case No.: 25-DR-007166	
Division: Judge: Carlin, John S	
Kristina Tyler	
Andrew Tyler, Petitioner, and	
Kathryn Pavliscak (Deceased)	
Modelien Pierre, Respondent.	
TO: Modelien Pierre	
Unknown	
YOU ARE NOTIFIED that an action for temporary custody by extended family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kristina Tyler, whose address is 18251 Beauty Berry Ct. Lehigh Acres FL, 33972 on or before November 10th, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do	
so, a default may be entered against you for the relief demanded in the petition.	
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.	
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: September 29th 2025	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE	
{Deputy Clerk}	
October 10, 17, 24, 31, 2025	
25-03950L	

FIRST INSERTION	
NOTICE OF ACTION FOR Petition For temporary custody By Extended Family	
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA	
Case No.: 25-DR-007172	
Division: Judge: Swift, Carolyn D	
Kristina Tyler	
Andrew Tyler, Petitioner, and	
Kathryn Pavliscak (Deceased)	
Brandon Decker, Respondent.	
TO: Brandon Decker	
Unknown	
YOU ARE NOTIFIED that an action for temporary custody by extended family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kristina Tyler, whose address is 18251 Beauty Berry Ct Lehigh Acres, FL, 33972 on or before Nov 10, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.	
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: September 29th 2025	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE	
{Deputy Clerk}	
October 10, 17, 24, 31, 2025	
25-03949L	

FIRST INSERTION	
NOTICE OF ACTION FOR CHANGE OF NAME OF MINOR CHILD	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA – DOMESTIC RELATIONS	
Case No. 25-DR-052018	
IN RE: THE NAME CHANGE OF EMBER JOY RICHTER , a minor child.	
IN RE: THE NAME CHANGE OF E.J.R., A MINOR CHILD	
TO: JAMES MICHAEL RICHTER	
15185 Iona Lakes Drive	
Fort Myers, Florida 33908	
YOU ARE NOTIFIED that an action for Change of Name of Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MaryElizabeth Langsam, whose address is confidential by mailing a copy to the Lee County Clerk's Office at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 on or before November 3, 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 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 emailed to the addresses on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: 09/24/2025.	
Kevin C. Karnes	
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman	
{Deputy Clerk}	
October 10, 17, 24, 31, 2025	
25-03964L	

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see Schedule “1” attached hereto for Obligors and their notice address) at Shell Island Beach Club, a Condominium , located in Lee County, Florida, and more specifically described as follows: Unit Week (See Exhibit “A-1” in Condominium Parcel Letter (See Exhibit “A-1”) in Building Number (See Exhibit “A-1”) and its undivided share of the common elements of Shell Island Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records in Book 1428 Page 955, in the Public Records of Lee County, Florida and any amendments thereto. Pursuant to the Declaration(s) /Plan(s) referenced above, Shell Island Beach Club Association, Inc., a Florida non-profit corporation (the “Association”), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation , duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 155416-SIBI-HOA, NOD. Schedule “1”: Obligors, Notice Address; Heirs and/or devisees of the estate of Kai Hekker, C/O Stephen Hekker 1556 Palmers Bridge Rd Mc Clellanville, Sc 29458 United States; Thomas B. Curtis, Jr. and Mary Ellen Johnson, 1001 S Indian River Dr Fort Pierce, Fl 34950 United States; Ross Gosnell, 3812 Sw 27th Court Cape Coral, Fl 33914 United States; Debbie A. Howard and Millard E. Howard Iii, 4538 Cagney Lane Middletown, De 19709 United States; Jeanette I. Marusak and Charles S. Marusak, 47199 Mission Vly E Macomb, Mi 48042 United States. Exhibit “A-1”: Contract No., Unit Week, Condo Parcel Letter, Building No., Frequency; V-AUW7-GHTP, 50, C, 16, annual; V-AWPD-BXTU, 32, C, 1, annual; V-MOPP-QEKF, 21, D, 16, annual; V-PJE5-GR5N, 34, C, 8, annual; V-YUK2-X8A2, 37, B, 16, annual. October 10, 17, 202525-03956L	

FIRST INSERTION	
CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Coral Bay of Lee County Community Development District will hold regular meetings for Fiscal Year 2026 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mill Cypress Parkway, Fort Myers, Florida 33966 on the following dates:	
	October 23, 2025 January 22, 2026 February 26, 2026 March 26, 2026 April 23, 2026 May 28, 2026 June 25, 2026 July 23, 2026 August 27, 2026 September 24, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, <https://coralbayofleecountyodd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 Office.

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

District Manager October 10, 2025	25-03978L
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FIRST INSERTION	FIRST INSERTION
Notice of Self Storage Sale Please take notice 24-7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/27/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Tammy Scott unit #G42. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 10, 17, 202525-03938L	Notice of Self Storage Sale Please take notice 24-7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/31/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Evelyn S Marshall unit #F44. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 10, 17, 202525-03939L

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of WASABI JAPANESE STEAKHOUSE located at 10801 CORKSCREW RD, STE 51 in the City of ESTERO, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of October, 2025. SUJI LLC October 10, 202525-03984L	Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TRULY TROPICAL located at 821 CAPE CORAL PARKWAY W, UNIT 9 in the City of CAPE CORAL, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of October, 2025. TRULY TROPICAL LLC October 10, 202525-03989L

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that Alissa S. Moore, desiring to engage in business under the fictitious name of Alissa Smith Intuitive located at 119 SE 46th St, Cape Coral, FL 33904 intends to register the said name in Lee County with the Division of Corporations, Florida Department of State pursuant to section 865.09 of the Florida Statutes. October 10, 202525-03963L	Fictitious Name Notice Notice Is Hereby Given that Fort Myers Multifamily II Leaseco, L.L.C., 2901 Butterfield Rd, Oak Brook, IL 60523, desiring to engage in business under the fictitious name of The Lotus At Village Walk, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. October 10, 202525-03979L

FIRST INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see Schedule “1” attached hereto for Obligors and their notice address) at Lighthouse Resort & Club, a Condominium , located in Lee County, Florida, and more specifically described as follows: Unit Week (See Exhibit “A-1” in Condominium Parcel Number (See Exhibit “A-1”) and its undivided share of the common elements of Lighthouse Resort & Club, a Condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records Book 1247, beginning at Page 598, all of the public records of Lee County, Florida and all amendments thereto, if any. Pursuant to the Declaration(s)/ Plan(s) referenced above, Lighthouse Resort & Club Association, Inc., a Florida non-profit corporation (the “Association”), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation , duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 155367-LRCI-HOA, NOD. Schedule “1”: Obligors, Notice Address; Christobel Carter Kemp and Richard Mark Dunn and Hester E. Weld, 275 Marion Dr Defuniak Springs, Fl 32433 United States; Noel Frieson-Lyttle and Michael Lyttle, 358 Brighton Lane Crete, Il 60417 United States; Kevin Moore and Elizabeth Moore, Po Box 1328 Wauchula, Fl 33873 United States; Kevin J. Des Enfants, 3953 Scoria Street Lafayette, In 47909 United States; Richard L. Brittenham and Angela F. Brittenham, 6900 Daniels Pkwy #29 Fort Myers, Fl 33912 United States; Anne Luley and Arthur Luley, 8100 Memory Ln #105 Rotonda West, Fl 33947 United States; Rebecca Tracey and Leonard Clements, Po Box 8 Perrysburg, Oh 43552 United States; Kenneth J. Warger and Jessica E. Warger and Kenneth J. Warger, Jr. and Mark F. Tierney, 704 Ocean Dunes Circle Jupiter, Fl 33477 United States; Kathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States; Kathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States; W.M.F Properties, Inc., A Florida Corporation, 1025 S Atlantic Ave Daytona Beach, Fl 32118 United States; W.M.F Properties, Inc., A Florida Corporation, 1025 S Atlantic Ave Daytona Beach, Fl 32118 United States; Marie E. Dremann, 10907 Johnson Blvd #J304 Seminole, Fl 33772 United States; Gloria M. Giovelli, As Trustee Of The Gloria M. Giovelli Living Trust Dated October 16, 1996, 2414 Winterset Road Winter Haven, Fl 33884 United States; Julie Walker-Hunt and Kenneth L. Watson III, 2056 Hagadorn Rd Mason, Mi 48854 United States; Julie Walker-Hunt, 2056 Hagadorn Rd Mason, Mi 48854 United States; Heirs And/Or Deviseses Of The Estate Of Lyn J. Main, C/O Kerry J. Barnes 1750 Bikini Court Cape Coral, Fl 33904 United States; Mary Jo Hill, Trustee Of The Mary Jo Hill Family Trust Dated January 25, 2008, 2221 Rolling Hills Blvd Fairfield, Oh 45014 United States; Robert J. Campisi and Rita A. Campisi, 93 Whitman Road Yonkers, Ny 10710 United States; James P. Manika and Janet L. Manika, Trustees Of The Manika Family Trust Dated June 14, 2006, 9091 Shady Drive Hickory Hills, Il 60457 United States; Andrew L. Brenneis and Patricia A. Brenneis, 34704 Radio Road Leesburg, Fl 34788 United States; Ramon Torres, Jr. and Maria T. Torres, 633 N 10th Street Allentown, Pa 18102 United States; Ramon Torres, Jr. and Harry M. Torres, 633 N 10th Street Allentown, Pa 18102 United States; Julian	

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RF Renovation and Furnishing, LLC located at 1100 NW 24th Terrace in the City of Cape Coral, Lee County, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of October, 2025. Ryan Frost and Herbert Head October 10, 202525-03943L	Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 10/28/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Zita Jordan Jones unit #00547; Edward Grassi unit #00562; Jessie Vega unit #01032; Laurence Collier unit #3262. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 10, 17, 202525-03941L

FIRST INSERTION	FIRST INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage.com on 10/28/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. William Ealsey unit #1116; Ashley Adams unit #334; Carol Straight unit #450K. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 10, 17, 202525-03940L	Fictitious Name Notice Notice is hereby given that CONNIE J HARTIGAN, OWNER, desiring to engage in business under the fictitious name of BOOKS BY HARTIGAN located at 514 GREENWOOD AVENUE, LEHIGH ACRES, FLORIDA 33972 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 202525-03962L

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Craft and Stone, located at 12359 Woodrose Ct Apt 4, in the City of Fort Myers, County of Lee, State of FL, 33907, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 3 October, 2025. Foxtrot Contractors LLC 12359 Woodrose Ct Apt 4 Fort Myers, FL 33907 October 10, 202525-03961L	NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411 IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$8,987.01 are being held for Ralph P Modugno in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 202525-03960L

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SERVICE FANATICS located at 16120 LE Road Ste 190 in the City of Fort Myers, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of October, 2025. Service Fanatics of Florida, LLC October 10, 202525-03942L	Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 10/28/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Zita Jordan Jones unit #00547; Edward Grassi unit #00562; Jessie Vega unit #01032; Laurence Collier unit #3262. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 10, 17, 202525-03941L

FIRST INSERTION	
Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States; Julian Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States; Joanne D. Lukeman and Thomas R. Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States; Joanne Lukeman and Thomas Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States; Darrian Raymondo Crumbley and Dorcas A. Laidler Crumbley, Po Box 1933 Lakeland, Fl 33802 United States; Andrew Wilkes and Sally Wilkes, Waterbridge Frogmore Hill, Watton-At-Stone Herts Sg14 3rr, United Kingdom; Nicole Walker and Ryan Hunt, 12314 Mission Hills Drive Dewitt, Mi 48820 United States; Thomas N. Mackinson, 2000 N Bayshore Dr #527 Miami, Fl 33137 United States; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom; Mark Robinson and Shirley K. Robinson, 5024 Saint Germain Ave Belle Isle, Fl 32812 United States; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States; Larry D. Zaval and Pamela S. Zaval and Wallace W. Corbin, 4781 Nw 66th St Ocala, Fl 34482 United States; Larry Zaval and Pamela Zaval, 4781 Nw 66th St Ocala, Fl 34482 United States; Edward J. Maher and Lucile H. Maher, 22954 Maple Ridge Road, Unit 206 North Olmsted, Oh 44070 United States; Gloria M. Giovelli and Stacie A. Borsello, 2414 Winterset Road Winter Haven, Fl 33884 United States; Linda L. Bass, Trustee Of The Linda L. Bass Revocable Trust Agreement, Dated February 11, 2002, 5007 East 111th Avenue Tampa, Fl 33617 United States; Elizabeth B. Maloney, 111 Market Place Baltimore, Md 21202 United States; William P. Gergaghty and Roger E. Schaefer and Betty J. Schaefer, 3905 Monserrate St Miami, Fl 33134 United States; Beatrice Farrell, As Trustee Of The Beatrice Farrell Revocable Living Trust Dated December 16, 2011 and William E. Farrell, 4799 Nw 92nd Terrace Coral Springs, Fl 33067 United States; Walter King Laidler, Jr. and Carrie Ada Lewis Laidler, As Trustees Of The Walter King Laidler, Jr. and Carrie Ada Lewis Laidler Living Revocable Trust Made March 30, 2016, Po Box 1271 Lakeland, Fl 33802 United States. Exhibit “A-1”: Contract No., Unit Week, Condominium Parcel No.; V-170N-TFPT, 37, 109; V-1FL8-FMEJ, 29, 301; V-4FJ7-B4EK, 28, 307; V-502C-JFGY, 27, 201; V-7UJF-MAY5, 26, 110; V-9CNJ-XKBM, 40, 205; V-9QT6-3TYC, 48, 108; V-A8B1-WBB1, 43, 103; V-AAUT-IHN3.1, 28, 304; V-AAUT-IHN3.2, 29, 304; V-BWBU-M28A.1, 26, 206; V-BWBU-M28A.2, 26, 204; V-C9G3-6ECB.1, 36, 104; V-C9G3-6ECB.2, 37, 104; V-CQ5D-TD78, 22, 303; V-CQYA-0BNR, 25, 204; V-EMN5-XAHU.1, 18, 101; V-EMN5-XAHU.2, 19, 101; V-EU2R-MKFF, 20, 303; V-FKJE-YCEW, 22, 106; V-GGCB-3PBB, 21, 306; V-HC2E-FMUB, 48, 101; V-HG95-QET5, 49, 105; V-JLFK-8CER.1, 28, 308; V-JLFK-8CER.2, 27, 310; V-K19G-EF6Q.1, 25, 301; V-K19G-EF6Q.2, 34, 109; V-K8AX-DEPH.1, 50, 306; V-K8AX-DEFH.2, 49, 208; V-KQTH-FXYC, 25, 109; V-LCW7-2BJK, 22, 203; V-LLWM-HG91, 18, 208; V-LLWM-HG91, 19, 208; V-LQDL-TIQO, 23, 207; V-LWQG-ITKN.1, 39, 107; V-LWQG-ITKN.2, 37, 107; V-LWQG-ITKN.3, 38, 107; V-NA6N-WDJT, 24, 208; V-PBMC-RD1A.1, 36, 209; V-PBMC-RD1A.2, 37, 209; V-PW3T-TG3K.1, 35, 208; V-PW3T-TG3K.2, 36, 208; V-Q9T3-HKQA, 21, 304; V-TAGB-NPMU, 33, 307; V-TW9W-EBKL, 36, 103; V-UTR2-3PTW, 14, 105; V-XG16-MDC1, 23, 310; V-XNJX-18L, 41, 310; V-YJWR-HFXE.2, 22, 310; V-YJWR-HFXE.4, 33, 205. October 10, 17, 202525-03955L	

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2989 Division : Probate IN RE: ESTATE OF NICOLE LACH Deceased. The administration of the estate of Nicole Lach, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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, 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 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 October 10, 2025 Personal Representative: Gianna M. Lach 19640 Vedura Circle Unit 311 Fort Myers, Florida 33908 Attorney for Personal Representative: D. Hugh Kinsey, Jr. Florida Bar Number: 961213 Sheppard Law Firm, P.A. 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: kinsey@sbshlaw.com Secondary E-Mail: hking@sbshlaw.com October 10, 17, 202525-03967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002805 Division Probate IN RE: ESTATE OF JOHN F. VANDERSLICE, Deceased. The administration of the estate of John F. Vanderslice, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 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 October 10, 2025. Personal Representative: Kevin P. Vanderslice 186 Daylesford Blvd. Berwyn, Pa 19312 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com October 10, 17, 202525-03975L

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002681</div> <div>Division Probate</div> <div>IN RE: ESTATE OF JOHN J. MCGRORY</div> <div>Deceased.</div> <div>The administration of the estate of John J. McGrory, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is October 10, 2025.</div> <div>Personal Representative:</div> <div>John G. McGrory</div> <div>8355 San Carlos Boulevard</div> <div>Fort Myers, Florida 33967</div> <div>Attorney for Personal Representative:</div> <div>Abigail M. Lyons</div> <div>Attorney</div> <div>Florida Bar Number: 1040206</div> <div>Lyons & Lyons, PA.</div> <div>27911 Crown Lake Boulevard Ste 201</div> <div>Bonita Springs, FL 34135</div> <div>Telephone: (239) 948-1823</div> <div>Fax: (239) 948-1826</div> <div>E-Mail: abby.lyons@lyons-law.com</div> <div>October 10, 17, 2025</div> <div>25-03983L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-002774</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF BEATRICE BRUCE,</div> <div>Deceased.</div> <div>The administration of the Estate of Beatrice Bruce, deceased, whose date of death was July 19, 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.</div> <div>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.</div> <div>The date of first publication of this Notice is October 10, 2025.</div> <div>Personal Representative:</div> <div>Todd J. Kuzawinski</div> <div>21842 Rainbow Lake Court</div> <div>Estero, FL 33928</div> <div>Attorney for Personal Representative:</div> <div>Kevin A. Kyle</div> <div>Attorney for Personal Representative</div> <div>Florida Bar Number: 980595</div> <div>SCHOENFELD KYLE & ASSOCIATES LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: kevink@trustska.com</div> <div>4916-9117-3987, v. 1</div> <div>October 10, 17, 2025</div> <div>25-03951L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-002885</div> <div>IN RE: ESTATE OF MERLE LEVITT</div> <div>Deceased.</div> <div>The administration of the estate of Merle Levitt, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd. Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is 10/10/2025.</div> <div>Personal Representative:</div> <div>Murray Levitt</div> <div>11610 48th Place N</div> <div>Plymouth, Minnesota 55442</div> <div>Attorney for Personal Representative:</div> <div>Andrew Ponnock</div> <div>Attorney</div> <div>Florida Bar Number: 195420</div> <div>10100 West Sample Road, 3rd Fl</div> <div>Coral Springs, FL 33065</div> <div>Telephone: (954) 340-4051</div> <div>Fax: (954) 340-3411</div> <div>E-Mail: andy@ponnocklaw.com</div> <div>Secondary E-Mail:</div> <div>eservice@ponnocklaw.com</div> <div>October 10, 17, 2025</div> <div>25-03952L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002316</div> <div>IN RE: ESTATE OF EILEEN BELL KEELER</div> <div>Deceased.</div> <div>The administration of the estate of Eileen Bell Keeler, deceased, whose date of death was January 26, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is October 10, 2025.</div> <div>Personal Representative:</div> <div>Brian Lametto</div> <div>3513 Cordgrass Dr.</div> <div>Valrico, FL 33596</div> <div>Attorney for Personal Representative:</div> <div>Carol R. Sellers</div> <div>Florida Bar Number: 893528</div> <div>3525 Bonita Beach Rd., Ste 103</div> <div>Bonita Springs, FL 34134</div> <div>Telephone: (239) 992-2031</div> <div>Fax: (239) 992-0723</div> <div>E-Mail:</div> <div>csellers@richardsonsellers.com</div> <div>October 10, 17, 2025</div> <div>25-03973L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002877</div> <div>IN RE: ESTATE OF JOHN RICHARD LAMETTO</div> <div>Deceased.</div> <div>The administration of the Estate of John Richard Lametto, deceased, whose date of death was August 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, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is October 10, 2025.</div> <div>Personal Representative:</div> <div>Brian Lametto</div> <div>3513 Cordgrass Dr.</div> <div>Valrico, FL 33596</div> <div>Attorney for Personal Representative:</div> <div>Carol R. Sellers</div> <div>Florida Bar Number: 893528</div> <div>3525 Bonita Beach Rd., Ste 103</div> <div>Bonita Springs, FL 34134</div> <div>Telephone: (239) 992-2031</div> <div>Fax: (239) 992-0723</div> <div>E-Mail:</div> <div>csellers@richardsonsellers.com</div> <div>October 10, 17, 2025</div> <div>25-03973L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002597</div> <div>IN RE: ESTATE OF DONALD BRAKEBILL,</div> <div>Deceased.</div> <div>The administration of the estate of DONALD BRAKEBILL, 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 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: October 10, 2025.</div> <div>KELLY SPOMAR</div> <div>Personal Representative</div> <div>12780 Penny Lane</div> <div>Fort Myers, FL 33966</div> <div>Robert D. Hines, Esq.</div> <div>Attorney for Personal Representative</div> <div>Florida Bar No. 0413550</div> <div>Hines Norman Hines, P.L.</div> <div>1312 W. Fletcher Avenue, Suite B</div> <div>Tampa, FL 33612</div> <div>Telephone: 813-265-0100</div> <div>Email: rhines@hnh-law.com</div> <div>Secondary Email:</div> <div>jrvera@hnh-law.com</div> <div>October 10, 17, 2025</div> <div>25-03966L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-2773</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF ALICE GLORIA BECKTOLD,</div> <div>a/k/a ALICE G. BECKTOLD,</div> <div>Deceased.</div> <div>The administration of the Estate of Alice Gloria Becktold, a/k/a Alice G. Becktold, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div>	<div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.</div> <div>The date of first publication of this Notice is October 10, 2025.</div> <div>Personal Representative:</div> <div>Shelley Bell</div> <div>4603 NW 33 rd Terrace</div> <div>Cape Coral, FL 33993</div> <div>Attorney for Personal Representative:</div> <div>Kevin A. Kyle</div> <div>Attorney for Personal Representative</div> <div>Florida Bar Number: 980595</div> <div>Schoenfeld Kyle & Associates LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: kevink@trustska.com</div> <div>October 10, 17, 2025</div> <div>25-03988L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No.: 25-CP-003015</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF DIANE K. STEFFAN,</div> <div>Deceased.</div> <div>The administration of the Estate of Diane K. Steffan, deceased, whose date of death was July 5, 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 Representatives and the Personal Representatives' attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA</div>	<div>PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.</div> <div>The date of first publication of this Notice is October 10, 2025.</div> <div>Personal Representatives:</div> <div>Robert E. Steffan</div> <div>11580 Morgan Hill Rd.,</div> <div>Ft. Myers, FL 33912</div> <div>Deborah L. Solloway</div> <div>11580 Morgan Hill Rd.,</div> <div>Ft. Myers, Fl 33912</div> <div>Attorney for Personal Representatives:</div> <div>Kevin A. Kyle</div> <div>Attorney for Personal Representatives</div> <div>Florida Bar Number: 980595</div> <div>Schoenfeld Kyle & Associates LLP</div> <div>1380 Royal Palm Square Boulevard</div> <div>Fort Myers, Florida 33919</div> <div>Telephone: (239) 936-7200</div> <div>Fax: (239) 936-7997</div> <div>E-Mail: kevink@trustska.com</div> <div>4920-8258-4926, v. 1</div> <div>October 10, 17, 2025</div> <div>25-03953L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>FILE NO. 25-CP-002954</div> <div>JUDGE: MICHAEL T. MCHUGH</div> <div>IN RE: ESTATE OF ANGELO ANTHONY MARTINI,</div> <div>SR.,</div> <div>DECEASED.</div> <div>The administration of the estate of ANGELO ANTHONY MARTINI, SR., deceased, whose date of death was March 19, 2024; File Number 25 CP 002954, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div>	<div>The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: October 10, 2025.</div> <div>ANTHONY F. MARTINI</div> <div>504 Colquitt Drive</div> <div>Pittsburgh, PA 15238</div> <div>ANGELO A. MARTINI, JR.</div> <div>104 Pheasant Drive</div> <div>Pittsburgh, PA 15238</div> <div>Personal Representatives</div> <div>JUAN D. BENDECK, ESQ.</div> <div>Attorney for Personal Representatives</div> <div>Florida Bar No. 78298</div> <div>DENTONS COHEN & GRIGSBY, P.A.</div> <div>9110 Strada Place, Mercato Suite 6200</div> <div>Naples, Florida 34108</div> <div>Telephone: 239-390-1900</div> <div>Email: juan.bendeck@dentons.com</div> <div>Secondary Email:</div> <div>tami.panozzo@dentons.com</div> <div>October 10, 17, 2025</div> <div>25-03982L</div>
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<div>NOTICE TO CREDITORS</div> <div>(Summary Administration)</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-002956</div> <div>IN RE: ESTATE OF ANITA G. PARKER</div> <div>Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE</div>	<div>ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the Estate of Anita G. Parker, deceased, File Number 25-CP-002956, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was July 25, 2025; that the total value of the estate is \$250,000.00 all of</div>	<div>which is considered EXEMPT HOME-STEAD property, and that the names and addresses of those to whom it has been assigned by such Order are:</div> <div>Name Address</div> <div>Billie J. Green</div> <div>5 St. Joseph Dr.</div> <div>Lebanon, IL 62254</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the</div>	<div>decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-</div>	<div>WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is October 10, 2025.</div> <div>Person Giving Notice:</div> <div>Billie J. Green</div> <div>5 St. Joseph Dr.</div> <div>Lebanon, IL 62254</div>	<div>Somers Point, New Jersey 08244</div> <div>Attorney for Person Giving Notice</div> <div>Carol R. Sellers</div> <div>Florida Bar Number: 893528</div> <div>3525 Bonita Beach Rd., Ste 103</div> <div>Bonita Springs, FL 34134</div> <div>Telephone: (239) 992-2031</div> <div>Fax: (239)992-0723</div> <div>E-Mail:</div> <div>csellers@richardsonsellers.com</div> <div>October 10, 17, 2025</div> <div>25-03972L</div>
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--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2023000963 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 21-001374 Year of Issuance 2021 Description of Property Lot 30 and 31, Block 41, Unit No. 3, FORT MYERS SHORES, according to the map or plat thereof, as recorded in Plat Book 10, Page 27, of the Public Records of Lee County, Florida Strap Number 29-43-26-03-00041.030A Names in which assessed: SHOBE JUMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03864L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001357 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: 23-04813 Year of Issuance 2023 Description of Property LOTS 13 AND 14, BLOCK 2155, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1-13 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C2-02155.0130 Names in which assessed: RGEUROSANIT 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.real-taxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03879L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001358 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: 23-04841 Year of Issuance 2023 Description of Property LOTS 37 AND 38, BLOCK 2141, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1-13, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C3-02141.0370 Names in which assessed: CAS PROPERTIES, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03880L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001371 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: 23-11754 Year of Issuance 2023 Description of Property LOT 10, BLOCK 74, UNIT 8, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-08-00074.0100 Names in which assessed: ORLANDO PACHECO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03912L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001447 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-08820 Year of Issuance 2023 Description of Property LOT 10, BLOCK 27, BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-47-25-B2-00327.0100 Names in which assessed: ADRIANA MERCADO, NICO-LAS MERCADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03902L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001471 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06332 Year of Issuance 2023 Description of Property LOT 36, BLOCK 26, UNIT 6, PINE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 82 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-45-24-06-00026.0360 Names in which assessed: DAVID YSLAS, DAVIS YSLAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03890L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001324 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: 23-00717 Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 2811, UNIT 40, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C1-02811.0280 Names in which assessed: LISA PARKS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03865L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001347 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: 23-01030 Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 6177, UNIT 98, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 107-121 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-23-C4-06177.0300 Names in which assessed: MARIE-CLAIRE BRAUN, PAS-CAL BRAUN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03868L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001356 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: 23-01152 Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 4318, CAPE CORAL, UNIT 61, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4-20, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04318.0110 Names in which assessed: TSAVO GROUP INC, TSAVO GROUP 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03869L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001361 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: 23-01182 Year of Issuance 2023 Description of Property LOTS 12 AND 13, BLOCK 4122, CAPE CORAL UNIT 57, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C2-04122.0120 Names in which assessed: FERRA PROPERTIES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03870L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001598 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05125 Year of Issuance 2023 Description of Property LOT 17, BLOCK 40, PALMONA PARK UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 56 THROUGH 57, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-02-00040.0170 Names in which assessed: SHANE DENSLOW All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03882L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001485 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05364 Year of Issuance 2023 Description of Property LOTS 20 AND 21, BLOCK 2058, CAPE CORAL, UNIT 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-24-C3-02058.0200 Names in which assessed: SANDRA GARIBALDI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03884L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001405 NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING 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: 23-08045 Year of Issuance 2023 Description of Property UNIT NO. 202, BUILDING 3, PHASE 2 OF TIMBERLINE VILLAGE I OF CROSS CREEK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1780, PAGE 1984, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-45-25-05-00003.0200 Names in which assessed: REALDRONE107 LLC, REAL-DRONE107, 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03898L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001583 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09940 Year of Issuance 2023 Description of Property LOT 1, BLOCK 95, UNIT 10, SECTION 12, 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 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA; LESS SUBSURFACE RIGHTS Strap Number 12-44-26-10-00095.0010 Names in which assessed: HELEN HELENA VOLLMER, WALTER GEORGE VOLLMER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03903L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001379 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: 23-11998 Year of Issuance 2023 Description of Property LOT 16, BLOCK 36, REPLAT OF TRACT H - UNIT 5, SECTION 36, 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 168, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-05-00036.0160 Names in which assessed: CONNIE R ADAMS, CONNIE R. ADAMS, CONNIE RAE ADAMS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03914L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001512 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19283 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 62, UNIT 15, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THER CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 166 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-16-00072.0010 Names in which assessed: MAGGIE M. TAYLOR, WIL-LARD D TAYLOR, WILLARD D. TAYLOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03924L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001487 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19525 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 72, UNIT 16, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 238, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-16-00072.0010 Names in which assessed: MAGGIE M. TAYLOR, WIL-LARD D TAYLOR, WILLARD D. TAYLOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03926L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001477 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21200 Year of Issuance 2023 Description of Property LOTS 29, 30, 31 AND 32, BLOCK 59, NORTH PART PLAT OF UNIT 6, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-06-00059.0290 Names in which assessed: LEHIGH ACRES LOTS LAND TRUST, LEHIGH ACRES LOTS LAND TRUST DATED 8/23/2022 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- ler. October 10, 17, 24, 31, 2025 25-03927L

TAX DEEDS

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001341 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: 23-00931 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 5138, UNIT 80, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 140-159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-43-23-C3-05138.0350 Names in which assessed: EDWARD F SARAFIN, EDWARD F SARAFIN, ELIZABETH N SARAFIN, ELIZABETH N. SARAFIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03866L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001346 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: 23-01009 Year of Issuance 2023 Description of Property LOT(S) 52 AND 53, BLOCK 6148, CAPE CORAL UNIT 98, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 107 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-23-C3-06148.0520 Names in which assessed: INVERSIONES COVENPRO S A S All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03867L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001415 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-01211 Year of Issuance 2023 Description of Property LOTS 15 & 16, BLOCK 4084, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 TO 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C3-04084.0150 Names in which assessed: PETER J KOSLOWSKY, PETER J. KOSLOWSKY JR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03871L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001510 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02738 Year of Issuance 2023 Description of Property LOTS 65 AND 66, BLOCK 2604, UNIT 37, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C2-02604.0650 Names in which assessed: ROBIN R VOLANTE, ROBIN R. VOLANTE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03875L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001328 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: 23-03376 Year of Issuance 2023 Description of Property LOTS 31 THROUGH 40, BLOCK 3100, CAPE CORAL UNIT 62, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 21 THROUGH 38, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-23-C2-03100.0310 Names in which assessed: BOLITAS COMMERCIAL 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03876L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001449 NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03412 Year of Issuance 2023 Description of Property LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-23-C3-04380.0170 Names in which assessed: CHRISTIAN BIBAS, DANA BIBAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03877L</div>
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<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001348 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: 23-04728 Year of Issuance 2023 Description of Property LOT(S) 25 AND 26, BLOCK 2280, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 40 TO 61, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. No 2112 NE 27TH TER Strap Number 29-43-24-C3-02280.0250 Names in which assessed: HYACINTH A CHIN, HYACINTH AGATHA CHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03878L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001363 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: 23-04992 Year of Issuance 2023 Description of Property LOTS 13 AND 14, BLOCK 2214, UNIT 33, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C4-02214.0130 Names in which assessed: H E MULLEN, HERBERT E. MULLEN, MILDRED W. MULLEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03881L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001352 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: 23-11339 Year of Issuance 2023 Description of Property LOT 14, BLOCK 25, LEHIGH ACRES, UNIT 3, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-26-03-00025.0140 Names in which assessed: ARGENIO GUTIERREZ LIBRADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03908L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001599 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-11946 Year of Issuance 2023 Description of Property LOT 14, BLOCK 113, UNIT 12, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-12-00113.0140 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03913L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001438 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-12767 Year of Issuance 2023 Description of Property LOT 25, BLOCK A, HAMPTON PARK AT GATEWAY, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 83, PAGES 64 THROUGH 85, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-45-26-31-0000A.0250 Names in which assessed: ANITA ROBERTS, JOHN J ROBERTS, JOHN ROBERTS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03915L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001601 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13670 Year of Issuance 2023 Description of Property LOT 11, BLOCK 22, UNIT 6, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-06-00022.0110 Names in which assessed: TAREK KHAYYAT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03919L</div>
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<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001469 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-506 Year of Issuance 2022 Description of Property LOT 11, BLOCK 41, UNIT 7, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 176 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-07-00041.0110 Names in which assessed: ESTATE OF GEORGE J. HEIDEMARK, ESTATE OF MARIAN B HEIDEMARK, MARIAN B HEIDEMARK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03863L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001437 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-05293 Year of Issuance 2023 Description of Property LOTS 22 AND 23, BLOCK 2069, UNIT 31, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 149 THROUGH 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-24-C1-02069.0220 Names in which assessed: GUTIERREZ CUSTOM HOMES CORP, ROYAL SOUTHWEST HOLDINGS LLC, SALGADO GENERAL SERVICES CORP. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03883L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001442 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-10472 Year of Issuance 2023 Description of Property LOTS 18 AND 19, BLOCK 14, UNIT 2, SECTION 21, 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, AS RECORDED IN PLAT BOOK 26, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-26-05-00014.0190 Names in which assessed: ELOY PALACIOS, ELOY RAN-DALL PALACIOS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03906L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001457 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL 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: 23-11546 Year of Issuance 2023 Description of Property UNIT A-104, THE SOMERSET AT WESTMINSTER, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2778, PAGE 3853, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-26-12-0000A.0104 Names in which assessed: EDWIN B WALLIS, EDWIN B. WALLIS JR TRUST UNDER AGREEMENT DATED JULY 10, 2013 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03911L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001604 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12881 Year of Issuance 2023 Description of Property LOT 5, BLOCK 2, 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 26, PAGE 189, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-26-01-00002.0050 Names in which assessed: PHILIP A LITANO, PHILIP A. LITANO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03916L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Tax Deed #:2025001344 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: 23-17217 Year of Issuance 2023 Description of Property LOT 7, BLOCK 12, UNIT 3, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 42, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-27-03-00012.0070 Names in which assessed: JEAN RODRIGUEZ FLEURINOR, ROSE D FLEURINOR, ROSE D. FLEURINOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025</div> <div>25-03921L</div>
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--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001584 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09950 Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 98, UNIT 10, SECTION 12, 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 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-26-10-00098.0080 Names in which assessed: ANDY RUSSELL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03904L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001427 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-02706 Year of Issuance 2023 Description of Property LOTS 36 AND 37, BLOCK 2561, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 15 THROUGH 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C1-02561.0360 Names in which assessed: SOUTHWEST FLORIDA PROPERTIES L, SOUTHWEST FLORIDA PROPERTIES LLC, SOUTHWEST FLORIDA PROPERTIES, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03874L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001597 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-11465 Year of Issuance 2023 Description of Property LOT 4, BLOCK 30, UNIT 2, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 82 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-26-02-00030.0040 Names in which assessed: MARIA FELIZ GUTIERREZ, PORFIRIO GUTIERREZ, PROFIRIO GUTIERREZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03909L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001364 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: 23-11494 Year of Issuance 2023 Description of Property LOT 9, BLOCK 15, UNIT 3, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-44-26-03-00015.0090 Names in which assessed: AMERICAN ESTATE & TRUST, AMERICAN ESTATE AND TRUST, ELIZABETH BARRERA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03910L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001462 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL 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: 23-13195 Year of Issuance 2023 Description of Property LOT 1, BLOCK 26, UNIT 3, LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-26-03-00026.0010 Names in which assessed: RNM REALTY LLC, RNM REALTY, LIMITED LIABILITY COMPANY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03917L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001500 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18270 Year of Issuance 2023 Description of Property LOT 20, BLOCK 51, UNIT 12, TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 218 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-27-12-00051.0200 Names in which assessed: GIOVANI ALEXANDER VARGAS GARCIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03923L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001366 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: 23-01299 Year of Issuance 2023 Description of Property LOT(S) 41 AND 42, BLOCK 3874, UNIT 53, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, IN PLAT BOOK 19, PAGE 64 TO 78, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C2-03874.0410 Names in which assessed: EDWIN BAYARDO NARANJO OCAMPO, NANCY DEL ROSARIO VEGA LEDESMA, NANCY VEGA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03873L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001420 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-05615 Year of Issuance 2023 Description of Property LOTS 72 AND 73, BLOCK 741, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 THRU 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C3-00741.0720 Names in which assessed: JOSEPHINE WARDOWSKI TRUST, THE JOSEPHINE WARDOWSKI TRUST DATED NOVEMBER, 1991 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03886L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001441 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-06471 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 515, BUILDING 5, VENETIAN PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000027321, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-24-51-00005.0515 Names in which assessed: 1812788 ONTARIO LIMITED All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03891L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001376 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: 23-13593 Year of Issuance 2023 Description of Property LOT 4, BLOCK 8, SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-01-00008.0040 Names in which assessed: WADLEY LAFRANCE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03918L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001478 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21337 Year of Issuance 2023 Description of Property LOTS 1 AND 18, BLOCK 34, UNIT 6, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 112, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-45-27-06-00034.0010 Names in which assessed: GERARDO BUSTAMANTE GONZALEZ, JUANITA NAY-ELI TREVINO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03928L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001588 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21922 Year of Issuance 2023 Description of Property LOT 2, BLOCK 26, UNIT 6, SECTION 28, 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 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-06-00026.0020 Names in which assessed: ALCIDES TADEO RUSSO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03933L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001605 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10130 Year of Issuance 2023 Description of Property LOT 6, BLOCK 78, UNIT 8, SECTION 13, 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 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-44-26-08-00078.0060 Names in which assessed: EVERETT S ACKERMAN SR, EVERETT S. ACKERMAN SR, EVERETT SHARP ACKERMAN SR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03905L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001474 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01237 Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 4104, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C4-04104.0330 Names in which assessed: ALEXANDRA PARLEBAS, ALEXANDRA THERESE CLA PARLEBAS, ALEXANDRA THERESE CLAIR PARLEBAS, ALEXANDRA THERESE CLAIRE PARLEBAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03872L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001330 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: 23-21493 Year of Issuance 2023 Description of Property LOT 29, BLOCK 7, UNIT 5, 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 42 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-05-00007.0290 Names in which assessed: CARLTON C GUYOT, CARLTON C. GUYOT, MARGARET L GUYOT, MARGARET L. GUYOT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03929L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001382 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: 23-17724 Year of Issuance 2023 Description of Property LOT 17, BLOCK 34, UNIT 9, REPLAT OF SECTION 36, 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 55, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 36-44-27-09-00034.0170 Names in which assessed: MARIE A SIMON, MARIE A. SIMON, STEVE C SIMON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03922L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001340 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: 23-21683 Year of Issuance 2023 Description of Property LOT 11, BLOCK 11, UNIT 2, SECTION 27, 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 125, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-02-00011.0110 Names in which assessed: CONCETTA GIAMMARCO, ESTATE OF MARIO B. GIAMMARCO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03930L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001384 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: 23-22232 Year of Issuance 2023 Description of Property LOT 3, BLOCK 97, UNIT 15, SECTION 36, 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 28, PAGE 73, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00097.0030 Names in which assessed: RONALD A BOYS, RONALD A. BOYS, RONALD BOYS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03934L

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001419</p> <p>NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-05575 Year of Issuance 2023 Description of Property LOTS 17 AND 18, BLOCK 1453, UNIT 16, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 76 TO 88, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-24-C3-01453.0170</p> <p>Names in which assessed: FLOURISHING INVESTMENTS LLC</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03885L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001486</p> <p>NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-07803 Year of Issuance 2023 Description of Property UNIT N206, BUILDING 2835, VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED UNDER INSTRUMENT NUMBER 2005000192444, AND ALL ITS ATTACHMENTS AND AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Strap Number 31-44-25-P1-01902.0206</p> <p>Names in which assessed: JAMES P BARRY, JAMES P. BARRY</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03897L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001595</p> <p>NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-21803 Year of Issuance 2023 Description of Property LOT 12, BLOCK 60, UNIT 12, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 135, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-12-00060.0120</p> <p>Names in which assessed: RUDWAN ISSA AHMED</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03931L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001430</p> <p>NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-08192 Year of Issuance 2023 Description of Property LOTS 38 AND 39, BLOCK 167, SAN CARLOS PARK, UNIT 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN OFFICIAL RECORD BOOK 9, PAGES 192 THROUGH 201, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-46-25-02-00167.0380</p> <p>Names in which assessed: SCOTT L CALLARI, SCOTT L. CALLARI</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03899L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001402</p> <p>NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06513 Year of Issuance 2023 Description of Property UNIT 230, OF HARBOUR CAY A/K/A RIVERWALK COVE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 63, AND AS AMENDED BY AMENDMENTS, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 15-45-24-29-00000.2300</p> <p>Names in which assessed: TRACY M FOX, TRACY M. FOX</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03892L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001596</p> <p>NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-21874 Year of Issuance 2023 Description of Property LOT 8, BLOCK 17, UNIT 2, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-02-00017.0080</p> <p>Names in which assessed: COLLIN JAMES GROUP LLC</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03932L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001491</p> <p>NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-08605 Year of Issuance 2023 Description of Property TRACT 736, SAN CARLOS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 557, AT PAGES 354 AND 355, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-47-25-B2-00200.7360</p> <p>Names in which assessed: TARPON IV, LLC</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03901L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001398</p> <p>NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06176 Year of Issuance 2023 Description of Property APARTMENT NO. 104, CARLETON PLACE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, OF RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1425 ET, SEQ., AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO. Strap Number 06-45-24-C4-02600.1040</p> <p>Names in which assessed: 3903 S.E. 11TH AVENUE, #104 LAND TRUST DATED MARCH 14, 2022, 3903 SE 11TH AVE #104 LAND TRUST</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03889L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001367</p> <p>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:</p> <p>Certificate Number: 23-22254 Year of Issuance 2023 Description of Property THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 27 EAST. LESS THE WEST 462 FEET AS DESCRIBED IN OR BOOK 1542, PAGE 1895. Strap Number 33-46-27-00-00001.005B</p> <p>Names in which assessed: PETE FOREMAN, PETER FOREMAN</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03935L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001320</p> <p>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:</p> <p>Certificate Number: 23-10945 Year of Issuance 2023 Description of Property LOT 2, BLOCK 27, UNIT 4, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-26-04-00027.0020</p> <p>Names in which assessed: SUNY COMFORT HOME LLC</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03907L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001424</p> <p>NOTICE IS HEREBY GIVEN that ATCF II Florida-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06587 Year of Issuance 2023 Description of Property UNIT 506, BUILDING 5, ENCLAVE AT CYPRESS LAKE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2006000022259, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AP- PURTENANT THERETO. Strap Number 22-45-24-37-00005.0506</p> <p>Names in which assessed: LAUREN BARNHART, LINDA POTTORF</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03894L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001515</p> <p>NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-19524 Year of Issuance 2023 Description of Property LOT 6, BLOCK 71, UNIT 15, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 237 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00071.0060</p> <p>Names in which assessed: NIAXFLO LLC</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03925L

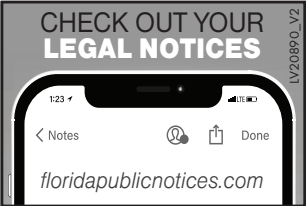
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001394</p> <p>NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-16227 Year of Issuance 2023 Description of Property LOT 11, BLOCK 38, UNIT 10, PLAT OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, RECORDED IN PLAT BOOK 15, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-L2-00038.0110</p> <p>Names in which assessed: YANELYS GONZALEZ ALMAGUER</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03920L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001465</p> <p>NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06660 Year of Issuance 2023 Description of Property UNIT 7, BUILDING 108, OF SUMMERLIN WOODS CONDOMINIUM NO. 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE(S) 2893, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-24-31-00108.0070</p> <p>Names in which assessed: PAULA S GRAY</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03895L

--- UNCLAIMED ---
FIRST INSERTION NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411 IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$2,974.83 are being held for Frank P Modugno, Jr. in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025
25-03957L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001467</p> <p>NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06038 Year of Issuance 2023 Description of Property ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, FLORIDA, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 24 EAST NORTH ALONG THE WEST LINE OF SAID SECTION; A DISTANCE OF 30 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION A DISTANCE OF 232 FEET TO THE POINT OF BEGINNING, THENCE NORTH 240 FEET PARALLEL TO THE WESTERLY LINE OF SAID SECTION 35, THENCE EAST A DISTANCE OF 150 FEET PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 35, THENCE SOUTH A DISTANCE OF 240 FEET PARALLEL TO THE WESTERLY LINE OF SAID SECTION 35, THENCE WEST A DISTANCE OF 150 FEET PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 35 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. Strap Number 35-44-24-P4-00064.0060</p> <p>Names in which assessed: OMEGA HAITIAN BAPTIST CHURCH O, OMEGA HAITIAN BAPTIST CHURCH OF FT. MYERS INC.</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03887L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. <p>Tax Deed #:2025001450</p> <p>NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</p> <p>Certificate Number: 23-06556 Year of Issuance 2023 Description of Property UNIT 1427 OF PALMETTO COVE, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000376102, AND AMENDED IN THE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2008000088653 AND FURTHER AMENDED IN THE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2008000088660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-45-24-49-00014.1427</p> <p>Names in which assessed: URBANO DI CICCIO GARCIA</p> <p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</p> <p>October 10, 17, 24, 31, 2025</p>
25-03893L



--- TAX DEEDS ---	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001345 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: 23-08454 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 1524, PAGE 534 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN SOUTH 00-∞39'00" EAST (BASIS OF BEARINGS BEING THE CENTERLINE SURVEY OF RELOCATED S.R. 45) ALONG THE QUARTER SECTION LINE FOR A DISTANCE OF 800.00 FEET; THENCE SOUTH 89-∞21'00" WEST FOR 125.00 FEET; THENCE NORTH 00-∞39'00" WEST FOR 335.96 FEET; THENCE NORTH 58-∞09'01" WEST FOR 316.48 FEET TO THE SOUTHEASTERLY LINE OF A ROADWAY EASEMENT 40.00 FEET WIDE; THENCE NORTH 30-∞34'00" EAST ALONG SAID SOUTHEASTERLY LINE FOR 350.00 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY LINE OF SAID SECTION 28; THENCE SOUTH 89-∞12'00" EAST ALONG SAID SECTION LINE FOR 210.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE HEREINABOVE DESCRIBED ROADWAY EASEMENT 40 FEET WIDE. ALSO GRANTING THE RIGHT TO USE OF THAT CERTAIN FORTY (40') FEET WIDE ROADWAY EASEMENT WHICH LIES DIRECTLY ADJACENT TO AND NORTHEAST OF NORTH-	EASTERLY BOUNDARY OF THE GRANTORS PROPERTY WHICH IS DESCRIBED IN THE FOREGOING MEETS AND BOUNDS DESCRIPTION AS A LINE COMMENCING AT A CONCRETE MONUMENT IN THE NORTHEASTERLY LINE OF STATE ROAD 45 AND THENCE RUNNING NORTH 30-∞34'00" EAST FOR 1,038 FEET. TOGETHER WITH THE BELOW DESCRIBED EASEMENT: THE PROPERTY ON WHICH THE SIGN SHALL BE LOCATED IS PART OF THAT 12.88 ACRE TRACT OF PROPERTY SITUATED IN THE E 1/2 OF THE NW 1/4, SECTION 28, TOWNSHIP 46S, RANGE 25E, LEE COUNTY, FLORIDA, ACQUIRED BY JOSEPH SZELIGA, TRUSTEE BY DEED OF RECORD, IN O.R. BOOK 1524, PAGE 532 OF THE RECORDS OF LEE COUNTY, FLORIDA TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE ENTIRE TRACT. THE LOCATION OF SAID SIGN SHALL BE IN THE NORTHWEST PART OF THE GRANTOR'S PROPERTY AT THE POINT OF INTERSECTION OF TWO STRAIGHT LINES, ONE DRAWN ACROSS THE GRANTOR'S PROPERTY PARALLEL TO THE RIGHT OF WAY OF STATE ROUTE 45 (NOW KNOWN AS U.S. 41) AND SET BACK SIXTEEN (16) LINE WHICH FRONTS ON STATE ROUTE 45 AND THE SECOND INTERSECTING LINE BEING DRAWN PARALLEL TO THE NORTHEAST BOUNDARY OF THE GRANTOR'S PROPERTY FROM THE FRONT OF THE PROPERTY TO THE BACK OF THE PROPERTY AND SET BACK SIXTEEN (16) FEET INSIDE THE GRANTOR'S NORTHEAST PROPERTY SIDE LINE. Strap Number 28-46-25-E1-U1889.2558 Names in which assessed: SIMPDEN 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03900L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001416 NOTICE IS HEREBY GIVEN that ATCF II Florida-A 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: 23-07622 Year of Issuance 2023 Description of Property LOT 4 OF HANSONS HIGHLAND SUBD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 57, AS DESCRIBE IN O.R. BOOK 1285, PAGE 1101, LESS ROW DESCRIBED IN O.R. BOOK 4167, PAGE 2850, AND O.R. BOOK 4078, PAGE 609, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P2-01004.0170 Names in which assessed: ALLIE M SAPP, ALLIE M. SAPP, ANNIE WILL LUCKY, CAROL HUNT LINDSEY, CYNTHIA B. GRIMSLEY, ESTATE OF JIMMY D. GRIMSLEY, SR., HOLLY JORDAN, NANCY A. GRIMSLEY OLIVER, SARA L. JOHNSON, URIAH GRIMSLEY, WILLIAM H. GRIMSLEY III All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. October 10, 17, 24, 31, 2025 25-03896L	

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Business Observer

--- ACTIONS / SALES ---	
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 36-2024-CA-005917 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TWILA SEUNDRA JOHNSON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 36-2024-CA-005917 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TWILA SEUNDRA JOHNSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CALOOSA LAKES HOMEOWNERS' ASSOCIATION, INC. 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 30, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 385, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO TWILA SEUNDRA JOHNSON, AN UNMARRIED WOMAN FROM D.R. HORTON, INC., A DELAWARE CORPORATION BY THAT DEED DATED 07/17/2019 AND RECORDED 07/18/2019 IN INSTRUMENT 2019000167993, OF THE LEE COUNTY, FL PUBLIC REGISTRY. Property Address: 10288 SILVER POND LANE, LEHIGH ACRES, FL 33936 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 10/02/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-228008 - MaM October 10, 17, 2025 25-03946L	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No.: 24-CA-7366 VILLAGE CREEK CONDOMINIUM ASSOCIATION, INC. Plaintiff, v. JAMES P. BARRY and UNKNOWN TENANTS OR OCCUPANTS IN POSSESSION Defendants, NOTICE IS HEREBY GIVEN pursuant to the Amended Partial Final Judgment of Foreclosure entered on October 1, 2025, in Case No. 24-CA-7366, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Village Creek Condominium Association, Inc is the Plaintiff, and James P. Barry and Unknown Tenants or Occupants in Possession, n/k/a Marcos Titolio, Sandra Viaga, Janyan Duncan a/k/a Riente Jawuan Duncan, David Camillo, Johnny Mae McDonald, Camilo Silva, and Merianne Byers are the Defendants, the Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on November 13, 2025, the following described properties situated in Lee County, Florida: Condominium Unit No. 203, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0203 Property address: 2835 Winkler Ave., Unit 203, Fort Myers, FL 33916 -and- Condominium Unit No. 206, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0206 Property address: 2835 Winkler Ave., Unit 206, Fort Myers, FL 33916 -and- Condominium Unit No. 207, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all

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-002304 AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. DAVID SMITH; BELLA TERRA OF SOUTHWEST FLORIDA, INC.; TOWNHOMES I AT BELLA TERRA ASSOCIATION, INC.; STATE OF FLORIDA; LVNV FUNDING, LLC; UNITED STATES DEPARTMENT OF TREASURY - IRS; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure dated October 3, 2025, and entered in Case No. 25-CA-002304 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein AVAIL 1 LLC is the Plaintiff and DAVID SMITH; BELLA TERRA OF SOUTHWEST FLORIDA, INC.; TOWNHOMES I AT BELLA TERRA ASSOCIATION, INC.; STATE OF FLORIDA; LVNV FUNDING, LLC; UNITED STATES DEPARTMENT OF TREASURY - IRS; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, will sell to the highest and best bidder for cash at www.Lee.realforeclose.com at 9:00 a.m. on NOVEMBER 20, 2025 the following described property set forth in said Final Judgment, to wit: Lot 87, Block A, Bella Terra Unit Eight, according to the Plat thereof recorded in Official Record Instrument Number 2006000338361, Public Records of Lee County, Florida. With a street address of: 20641 Larino Loop, Estero, FL 33928 ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. DATED October 6, 2025. Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: T Mann Deputy Clerk Submitted by: Vivian A. Jaime, Esq. Attorney for Plaintiff 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: (305) 372-0933 Vivian@rzllaw.com October 10, 17, 2025 25-03968L	

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FIRST INSERTION	
amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0207 Property address: 2835 Winkler Ave., Unit 207, Fort Myers, FL 33916 -and- Condominium Unit No. 214, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0214 Property address: 2835 Winkler Ave., Unit 214, Fort Myers, FL 33916 -and- Condominium Unit No. 306, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01903.0306 Property address: 2845 Winkler Ave., Unit 306, Fort Myers, FL 33916 -and- Condominium Unit No. 319, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01903.0319 Property address: 2845 Winkler Ave., Unit 319, Fort Myers, FL 33916 -and- Condominium Unit No. 401, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0401	Property address: 2865 Winkler Ave., Unit 401, Fort Myers, FL 33916 -and- Condominium Unit No. 402, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0402 Property address: 2865 Winkler Ave., Unit 402, Fort Myers, FL 33916 -and- Condominium Unit No. 407, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0407 Property address: 2865 Winkler Ave., Unit 407, Fort Myers, FL 33916 -and- Condominium Unit No. 502, Building 2875, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01905.0502 Property address: 2875 Winkler Ave., Unit 502, Fort Myers, FL 33916 Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed. WITNESS my hand and the official seal of the Court on 10/03/2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad As Deputy Clerk Robert J. Hynds, Esq., Counsel for Plaintiff 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hyndsllaw.com October 10, 17, 2025 25-03969L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-004567 WELLS FARGO BANK, N.A. Plaintiff, v. ROLAND MANFORD TROST, ET AL. Defendants. TO: ROLAND MANFORD TROST, Current residence unknown, but whose last known address was: 14 CRESTWOOD CIR S, LEHIGH ACRES, FL 33936-5920 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida, to-wit: LOT 40, BLOCK 1, PLAT OF PARKWOOD III SECTION 31, TWP. 44S., RGE. 27E, AND SECTION 6, TWP. 45S., RGE. 27E, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publica-	tion of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition. 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 this day of 10/02/2025, Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, 1000010969 October 10, 17, 2025 25-03980L

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Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE No. 24-CA-007546
FVX LLC IN TRUST FOR MORGAN
STANLEY BANK, N.A.,
Plaintiff, vs.
MARJORIE MCGUIRE AKA
MARJORIE FAYE MCGUIRE, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to an Order or Final Judgment
entered in Case No. 24-CA-007546 of
the Circuit Court of the 20TH Judicial
Circuit in and for Lee County, Florida,
wherein, FVX LLC IN TRUST FOR
MORGAN STANLEY BANK, N.A.,
Plaintiff, and MCGUIRE, MARJORIE,
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 13th day of No-
vember 2025, the following described
property:
LOT 2, BLOCK DD, WHISKEY
CREEK CLUB ESTATES UNIT
EIGHT, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 32, PAGE(S)
8 AND 9 OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, must file a
claim per the requirements set forth in
FL Stat. 45.032.
DATED this day of 10/02/2025,
KEVIN C. KARNES
Clerk Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk
Submitted by: Karissa Chin-Duncan
GREENSPOON MARDER, LLP
100 West Cypress Creek Road
Trade Centre South, Suite 700
Fort Lauderdale, FL 33309
954-491-1120
(24-001251)
October 10, 17, 202525-03945L

FIRST INSERTION

NOTICE OF UNCLAIMED
PROBATE FUNDS DEPOSITED IN
COURT REGISTRY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA,
PROBATE ACTION
21-CP-002411
IN RE: The Estate of Frederick P
Modugno
Notice is given that, pursuant to section
733.816, Florida Statutes, unclaimed
probate funds of \$4,477.88 are being
held for Remy Maeulen in the registry
of the court, deposited per order dated
09/17/2025, IN RE: The Estate of Fred-
erick P Modugno, deceased.
Six months after the posting or the
first publication of this notice, the Clerk
of Court will deposit these funds with
the Department of Financial Services
after deducting fees and costs of publi-
cation. Any person or entity entitled to
such funds may obtain them by compli-
ance with applicable provisions of F.S.
733.816, Fla. Stat., within 10 years from
the date of deposit with the Department
of Financial Services, after which time
funds will escheat to the State.
Dated: October 03, 2025
KEVIN C. KARNES, CLERK OF
CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk
Oct. 10; Nov. 7, 202525-03958L

FIRST INSERTION

NOTICE OF UNCLAIMED
PROBATE FUNDS DEPOSITED IN
COURT REGISTRY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA,
PROBATE ACTION
21-CP-002411
IN RE: The Estate of Frederick P
Modugno
Notice is given that, pursuant to section
733.816, Florida Statutes, unclaimed
probate funds of \$4,477.88 are being
held for Frank Maeulen in the registry
of the court, deposited per order dated
09/17/2025, IN RE: The Estate of Fred-
erick P Modugno, deceased.
Six months after the posting or the
first publication of this notice, the Clerk
of Court will deposit these funds with
the Department of Financial Services
after deducting fees and costs of publi-
cation. Any person or entity entitled to
such funds may obtain them by compli-
ance with applicable provisions of F.S.
733.816, Fla. Stat., within 10 years from
the date of deposit with the Department
of Financial Services, after which time
funds will escheat to the State.
Dated: October 03, 2025
KEVIN C. KARNES, CLERK OF
CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk
Oct. 10; Nov. 7, 202525-03959L

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. 36-2024-CA-006208
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ERIC E GIBSON, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursu-
ant to a Summary Final Judgment of Fore-
closure entered July 9, 2025 in Civil
Case No. 36-2024-CA-006208 of the
Circuit Court of the TWENTIETH
JUDICIAL CIRCUIT in and for Lee
County, Ft. Myers, Florida, wherein
LAKEVIEW LOAN SERVICING, LLC
is Plaintiff and Eric E Gibson, et al.,
are Defendants, the Clerk of Court,
Kevin C. Karnes, will sell to the high-
est and best bidder for cash at www.lee.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on Octo-
ber 30, 2025 at 9:00 AM on the follow-
ing described property as set forth in
said Summary Final Judgment, to-wit:
Lot 7, Block 61, Unit 6, Section
34, Township 44 South, Range
26 East, Lehigh Acres, according
to the plat thereof as recorded in
Plat Book 15, Page 90, Public Re-
cords of Lee County, Florida.
Address: 3809 4th St SW, Le-
high Acres, FL 33976
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 10/06/2025
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 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
October 10, 17, 202525-03987L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3039
IN RE: ESTATE OF
JAMES N. GRACE, II
Deceased.
The administration of the estate of
James N. Grace, II, deceased, whose
date of death was June 6, 2025, is pend-
ing in the Circuit Court for Lee County,
Florida, Probate Division, the address
of which is P.O. Box 9346, Fort Myers,
FL 33902. The names and addresses
of the personal representative and the
personal representative's attorney are
set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is October 10, 2025.
Personal Representative:
James N. Grace, III
9373 Ranch Road 1888
Blanco, Texas 78606
Attorney for Personal Representative:
Haylee N. Blessing, Attorney
Haylee N. Blessing, Attorney
Henderson Bar Number: 1059314
Henderson, Franklin, Starnes & Holt,
P.A.
3451 Bonita Bay Blvd, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
October 10, 17, 202525-03992L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-005983
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
GORDON RANDALL LAVERS,
et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure entered July 24, 2025 in Civil
Case No. 24-CA-005983 of the Circuit
Court of the TWENTIETH JUDICIAL
CIRCUIT in and for Lee County, Ft.
Myers, Florida, wherein ROCKET
MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC is Plaintiff and Gordon
Randall Lavers, et al., are Defendants,
the Clerk of Court, Kevin C. Karnes,
will sell to the highest and best bidder
for cash at www.lee.realforeclose.com
in accordance with Chapter 45, Florida
Statutes on the 30th day of October,
2025 at 9:00 AM on the following
described property as set forth in said
Summary Final Judgment, to-wit:
Unit 212 of Timberwood Village
II, a Condominium according
to the Declaration of Condo-
minium thereof recorded in Of-
ficial Records Book 1820, Page
673, of the Public Records of Lee
County, Florida, and all amend-
ments thereto, together with its
undivided share in the common
elements.
Address: 6012 Timberwood Cir,
APT 212, Fort Myers, FL 33908
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 10/06/2025
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 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
October 10, 17, 202525-03981L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-001594
TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.
FORT MYERS BUILDING, LLC,
a/k/a Fort Myers Building, CESAR
GABRIEL HERNANDEZ JR., and
JOHN / JANE DOE, fictitious names
representing tenants in possession,
Defendants.
Notice is given that pursuant to the Fi-
nal Judgment of Foreclosure and Dam-
ages dated October 7, 2025, entered
in Case No. 2025-CA-001594 of the
Circuit Court of the Twentieth Judicial
Circuit in and for Lee County, Florida,
in which TRYON STREET ACQUISI-
TION TRUST I, is the Plaintiff, and
FORT MYERS BUILDING, LLC et.
al., are the Defendants, the Clerk of
the Circuit Court will sell to the high-
est and best bidder for cash to be con-
ducted in an online sale at http://www.
lee.realforeclose.com beginning at 9:00
a.m. on 20th day of November 2025,
in accordance with Chapter 45 Florida
Statutes, the following-described prop-
erty set forth in said Final Judgment of
Foreclosure and Damages:
Lot 20, Block 15, Unit 2, Section
12, Township 45 South, Range 26
East, Lehigh Acres, according to
the plat thereof in Plat Book 15,
Page 98, of the Public Records of
Lee County, Florida.
Property Address: 3030 39th
Street SW, Lehigh Acres, Florida
33976
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM IN ACCOR-
DANCE WITH FLORIDA STATUTES,
SECTION 45.031.
Dated this 7th day of October, 2025.
10/07/2025 Clerk of Court
Kevin C. Karnes
(SEAL) T Mann
CLERK OF COURT
LEE COUNTY, FLORIDA
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
46622109 v1
October 10, 17, 202525-04000L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 14-CA-051498
HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
DEUTSCHE ALT-B SECURITIES
MORTGAGE LOAN TRUST,
SERIES 2006-AB4,
Plaintiff, vs.
DIEUFORT J. PIERRE AND
NOZILLA L. HOMMEUS A/K/A
NOZILLA H. HOMMEUS, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated November 19, 2014, and entered
in 14-CA-051498 of the Circuit Court
of the TWENTIETH Judicial Circuit
in and for Lee County, Florida, wherein
HSBC BANK USA, NATIONAL AS-
SOCIATION, AS TRUSTEE FOR
DEUTSCHE ALT-B SECURITIES
MORTGAGE LOAN TRUST, SERIES
2006-AB4 is the Plaintiff and DIEU-
FORT J. PIERRE 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 Oc-
tober 30, 2025, the following described
property as set forth in said Final Judg-
ment, to wit:
LOT(S) 7, BLOCK 4, UNIT 1,
SECTION 28, TOWNSHIP 45
SOUTH, RANGE 27 EAST, LE-
HIGH ACRES, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 20,
PAGE(S) 55, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Property Address: 521 ALABAS-
TER ST, LEHIGH ACRES, FL
33974
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in ac-
cordance with Florida Statutes, Section
45.031.
Dated this day of 10/02/2025,
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
14-41942 - MaM
October 10, 17, 202525-03947L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-013007
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
KATHLEEN RYAN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated May 12, 2025, and entered in 23-
CA-013007 of the Circuit Court of the
TWENTIETH Judicial Circuit in and
for Lee County, Florida, wherein CAR-
RINGTON MORTGAGE SERVICES
LLC is the Plaintiff and KATHLEEN
RYAN; THE UNITED STATES OF
AMERICA ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT are the
Defendant(s). Kevin C. Karnes as the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.lee.realforeclose.com, at 09:00
AM, on October 30, 2025, the following
described property as set forth in said
Final Judgment, to wit:
LOT 19, BLOCK 34, LEHIGH
ACRES, UNIT 4, SECTION 12,
TOWNSHIP, 44 SOUTH,
RANGE 26 EAST, A SUBDI-
VISION ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 15, PAGE 61,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
Property Address: 2916 47TH
STREET W, LEHIGH ACRES,
FL 33971
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in ac-
cordance with Florida Statutes, Section
45.031.
Dated this day of 10/02/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-159297 - MaM
October 10, 17, 202525-03948L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-004327
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
CODY KELLOGG A/K/A CODY
LAMAR KELLOGG A/K/A CODY L
KELLOGG, et al.,
Defendants.
TO: MELLISSA COCCHIOLA AS
TRUSTEE OF THE KELLOGG LAND
TRUST
1915 GROVE AVE, FORT MYERS, FL
33901
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
THE SOUTH 130 FEET OF
THE EAST HALF (E 1/2) OF
LOT SEVENTEEN (17) AND
ALL OF LOT EIGHTEEN (18),
BLOCK THREE IN THAT CER-
TAIN SUBDIVISION KNOW
AS GROVE CITY PARK, AC-
CORDING TO THE MAP OR
PLAT THEREOF ON FILE
AND RECORDED IN THE
OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF LEE
COUNTY, FLORIDA, IN PLAT
BOOK 5, PAGE 4
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 within thir-
ty (30) days after the first publication
of this Notice in the (Please publish in
BUSINESS OBSERVER) 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 the seal of
this Court this day of October 2, 2025.
KEVIN C. KARNES
As Clerk of the Court
(SEAL) By N Wright-Angad
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03043
October 10, 17, 202525-03976L

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. 25-CA-001077
BH GLOBAL INVESTMENTS, LLC,
a Florida limited liability company,
Plaintiff, vs.
TSAVO GROUP INC, a Florida
corporation; and et al,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure dated October 3, 2025 entered
in Case No. 25-CA-001077of the Cir-
cuit Court of the 20th Judicial Circuit
in and for Lee County, Florida wherein
BH GLOBAL INVESTMENTS, LLC, a
Florida limited liability company, is the
Plaintiff(s) and TSAVO GROUP INC, a
Florida corporation; and DIAMOND
GULF CONSTRUCTION, LLC, a
Florida limited liability company, are
the Defendants, I will sell to the highest
and best bidder for cash by electronic
sale beginning at 9:00 a.m. on the 30th
day of October, 2025 at www.lee.
realforeclose.com, the following de-
scribed property as set forth in said Or-
der or Final Judgment, to-wit:
A portion of Tract "A" in Block
2371 in "Cape Coral Unit 35"
as recorded in Plat Book 16, at
Pages 100 through 111, inclu-
sive, of the Public Records of Lee
County, Florida, and being more
particularly described as follows:
Commencing at the Southeas-
terly corner of Lot 1, Block 2371
of said "Cape Coral Unit 35", said
point also being the Northeast-
erly corner of "Tract A", Block
2371 of said "Cape Coral Unit

FIRST INSERTION

realforeclose.com in accordance with
chapter 45 Florida Statutes, Lee Coun-
ty, Florida at 9:00am on the 30 day of
October 2025, the following described
property as set forth in said Final Judg-
ment of Foreclosure:
THAT CERTAIN CONDOMI-
NIUM PARCEL COMPOSED
OF UNIT A-9 OF COUNTRY
CLUB EST. CONDOMINIUM
ACCORDING TO THE DECLA-
RATION OF CONDOMINIUM
THEREOF, RECORDED IN
OFFICIAL RECORDS BOOK
457, PAGE 351 OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA, AND ALL AMEND-
MENTS THERETO, TOGETH-
ER WITH ITS UNDIVIDED
SHARE IN THE COMMON
ELEMENTS.
A/K/A 403 SE 43RD TER CAPE
CORAL FL 33904
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 day
of 10/01/2025
Kevin C. Karnes
Clerk of the Circuit Court
Lee County, Florida
(SEAL) By: N Wright-Angad
Deputy Clerk
Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
IN- 24-032240
October 10, 17, 202525-03944L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002811
SECTION NO.: P(4)
IN RE: ESTATE OF
GARY J. BALAZS
Deceased.

The administration of the Estate of GARY J. BALAZS, deceased (the "Decedent"), whose date of death was June 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION § 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 10, 2025.

Personal Representative:
NATASHA PEREZ
7950 NW 53 Street, Suite 337
Doral, Florida 33166
Attorney for Personal Representative:
SUNRISE LEGAL P.A.
NATASHA PEREZ, ESQUIRE
Florida Bar No. 302792
7950 NW 53 Street, Suite 337
Doral, Florida 33166
T: 305-845-0345 | F: 305-845-0345
NPerez@SunriseLegalFL.com
October 10, 17, 2025 25-03991L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 25-CC-7147
QX13, LLC, a Florida limited liability
company,
Plaintiff, v.
APEX LAND HOLDINGS, LLC, as
Trustee of the Florida No. 7823 Land
Trust,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered on September 25, 2025 in Case No. 25-CC-7147 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein QX13, LLC, a Florida limited liability company is the Plaintiff and APEX LAND HOLDINGS, LLC, as Trustee of the Florida No, 7823 Land Trust is the Defendant. The Clerk of the Court, Kevin C. Carnes, will sell to the highest bidder for cash at at www.lee.realforeclose.com on November 6, 2025 at 9:00 a.m. the following described real property:

The North 130.00 feet of the West 160.00 feet of Lot 11, Block 57, SUNCOAST ESTATES, an unrecorded subdivision, according to the plat thereof, as recorded in Official Records Book 32, Page 528, of the Public Records of Lee County, Florida.
Parcel Identification Number: 25-43-24-03-00057.011B
More commonly known as: 7823 Marx Drive, North Fort Myers, FL 33917

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 10/08/2025
KEVIN C. CARNES
Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk
October 10, 17, 2025 25-04004L

**PUBLISH YOUR
LEGAL NOTICE**

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-COURT
**Business
Observer**

LV20878-V2

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-000173
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
JOHN P. KATZ A/K/A JOHN
PATRICK KATZ; UNKNOWN
SPOUSE OF JOHN P. KATZ A/K/A
JOHN PATRICK KATZ; WENDY
KATZ A/K/A WENDY CAROLINE
BASTOS A/K/A WENDY C. KATZ
A/K/A WENDY CAROLINE
FESSLER; UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 20 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 32 AND 33, BLOCK 2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 3209 NW 2ND PL., CAPE CORAL, FL 33993

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 10/07/2025

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-02644
October 10, 17, 2025 25-04003L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE: 25-CA-002727
ANITA SPECTOR, as Trustee of
the Harold Spector Trust dated
06-05-96
Plaintiff V
Christopher Michael Teahl and
Macherie Teahl
Defendant(s)
TO: Christopher Michael Teahl
216 REDLIN ST,
NORTH FORT MYERS FL 33903
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida: 216 REDLIN ST, NORTH FORT MYERS FL 33903

Lots 13 and 14, Block 39, Palmona Park Unit No. 2, a Subdivision, according to the Plat thereof as recorded in Plat Book 7, page(s) 56 and 57, of the Public Records of Lee County, Florida. Together with the following manufactured home: 1983 SAND VIN# FLFL1AD267004108 Title# 22772589 PIN: 34-43-24-02-00039.0130 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alan F Hamisch, the plaintiff's attorney, whose address is 501 Goodlette Frank Rd, Suite A210, Naples, FL 34102 within 30 days after the first publication of the notice 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 10/07/2025.

Kevin C. Carnes
Clerk of Court
(SEAL) By: K Harris
as Deputy Clerk

Alan F Hamisch,
the plaintiff's attorney,
501 Goodlette Frank Rd, Suite A210,
Naples, FL 34102
October 10, 17, 2025 25-03999L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 25-CP-000954
Division: Probate
IN RE: THE ESTATE OF
ROGELIO IZQUIERDO REYES,
Deceased.

The administration of the estate of Rogelio Izquierdo Reyes, deceased, whose date of death was November 19, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Ft. 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.

The personal representative has no duty to discover whether any property

FIRST 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-001963
MEGA BANK,
Plaintiff, vs.
ELMA FRED A/K/A ELMA E.
FRED; ANDY W. FRED; AMBER
H. FRED; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: ELMA FRED A/K/A ELMA E. FRED
Last Known Address
2445 SW 25TH ST
CAPE CORAL, FL 33914
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:
LOT(S) 49 AND 50, BLOCK 5983, CAPE CORAL UNIT 93, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 1 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
has been filed against you and you are

FIRST INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 25-CA-2252
JOANNA ORTEGA,
Plaintiff, vs.
BENJAMIN CADENBACH,
HARRIS LAND AND TIMBER
COMPANY, LLC, a Virginia
Limited Liability Company,
JERMAINE PILLION,
Defendants.
TO: JERMAINE PILLION
COMES NOW, the Plaintiff, JOANNA ORTEGA, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on April 25, 2025. Case No: 2025-CA-2252
1. LOT 11, BLOCK 47, UNIT 8, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGES 177, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, AND FURTHER SUBJECT TO THE RESERVATION OF ALL OIL, GAS AND MINERAL RIGHTS AS SET FORTH IN OFFICIAL RECORDS BOOK 996 ON PAGE 289.

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 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 October 10, 2025.

Personal Representative
/s/ Aclaris Reyes Galindo
Aclaris Reyes Galindo
688 Thomas Sherwin Ave., S.
Lehigh Acres, FL 33974
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
October 10, 17, 2025 25-03990L

required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED ON 10/02/2025,

Kevin C. Carnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com,
4050-215773 / ME2
October 10, 17, 2025 25-03986L

FIRST INSERTION

Parcel ID: 01-45-27-L2-08047.0110 Folio 10397641
Commonly Known as: 1245 Sunrise Blvd., Lehigh Acres, FL 33974
You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE OF YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901 on or before November 17, 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 Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of you current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED THIS 7th DAY OF October, 2025.

Kevin C. Carnes
Clerk of the Circuit Court
(SEAL) By: K Harris
Deputy Clerk

Signed on September 26th, 2025.
/s/ Richard M. Ricciardi Jr., Esq.
Richard M. Ricciardi, Jr., Esq.
Florida Bar No. 90567
Your Advocates, PA
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
astevens@your-advocates.org
October 10, 17, 24, 31, 2025
25-03997L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002781
THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK AS SUCCESSOR
IN INTEREST TO JPMORGAN
CHASE BANK, N.A. AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES
2003-1, NOVASTAR HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2003-1,
Plaintiff, vs.
JOHNNIE JOHNSON; UNKNOWN
SPOUSE OF JOHNNIE JOHNSON;
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF EDDIE JOHNSON
A/K/A EDDIE LEE JOHNSON,
DECEASED; MICHELLE
WEST; UNKNOWN SPOUSE OF
MICHELLE WEST; HERBERT LEE
YOUNG, JR.; UNKNOWN SPOUSE
OF HERBERT LEE YOUNG, JR.;
JIMMY YOUNG; UNKNOWN
SPOUSE OF JIMMY YOUNG;
DARREL YOUNG; UNKNOWN
SPOUSE OF DARREL YOUNG;
CHUCKY YOUNG, SR.;
UNKNOWN SPOUSE OF
CHUCKY YOUNG, SR.; TELESHA
JOHNSON; STATE OF FLORIDA,
DEPARTMENT OF REVENUE
O/B/O JAMIE NICOLE BOWERS;
CLERK OF THE COURT, LEE
COUNTY, FLORIDA,
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Eddie Johnson a/k/a Eddie Lee Johnson, deceased
9035 Bryan Dairy Road
Largo, Florida 33908
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:

LOT A, NEW CASTLE HEIGHTS, UNRECORDED DIVISION OF LOT 16, BLOCK J, HARLEM HEIGHTS SECTION 33, T.45S., R.24E. LEE

COUNTY, FLORIDA.
ALL THAT PART OF THE NORTH 135 FEET OF LOT 16, BLOCK J, HARLEM HEIGHTS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 8 AT PAGE 76 OF THE PUBLIC RECORDS OF LEE COUNTY LYING EAST OF THE WEST 572 FEET OF SAID LOT. SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES LYING OVER AND ACROSS THE EAST 15 FEET THEREOF, AND SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES LYING OVER AND ACROSS THE NORTH 12 FEET THEREOF.
Street Address: 4600 New Haven Drive, Fort Myers, Florida 33908

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on October 2, 2025.

Kevin Carnes
Clerk of said Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400137
October 10, 17, 2025 25-03965L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-006996
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
RICHARDSON BIEN AIME;
HORTENCIA ZAVALA; CHRISTI
BIEN AIME; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 25, 2025, and entered in Case No. 24-CA-006996 of the Circuit Court in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and RICHARDSON BIEN AIME; HORTENCIA ZAVALA; CHRISTI BIEN AIME; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on October 30, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

STARTING AT A CONCRETE MONUMENT AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST; THENCE SOUTH 0° 33' EAST ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF AFORESAID SECTION 25, A DISTANCE

OF 10.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE NORTH 89° 16' EAST PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF AFORESAID SECTION 25, A DISTANCE OF 55.10 FEET; THENCE NORTH 0° 33' WEST A DISTANCE OF 201.32 FEET TO A POINT IN THE SOUTHERLY LINE OF STATE ROUTE NO. 80; THENCE NORTH 77° WEST ALONG THE SOUTHERLY LINE OF STATE ROUTE NO. 80, A DISTANCE OF 105.00 FEET; THENCE SOUTH 7° 51' 45" WEST A DISTANCE OF 224.88 FEET; THENCE SOUTH 87° 56' 30" EAST, A DISTANCE OF 79.90 FEET TO THE POINT OF BEGINNING. LYING AND BEING SITUATE IN LEE COUNTY, FLORIDA; LESS ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2802, PAGE 3567, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED at Ft. Myers, Florida, on 10/06/2025

KEVIN C. KARNES
As Clerk, Circuit Court
(SEAL) By: T Mann
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1496-208219 / TM1
October 10, 17, 2025 25-03971L

PUBLIC SALES

FIRST INSERTION

DUKE FARM STEWARDSHIP DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Duke Farm Stewardship District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 2025-231, Laws of Florida, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located Lee County, Florida, and has an annual operating budget of approximately \$16,708. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Duke Farm Stewardship District." Proposals must be received by 12:00 p.m. on October 20, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
October 10, 2025

25-04008L

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE DUKE FARM STEWARDSHIP DISTRICT
RFQ for Engineering Services

The Duke Farm Stewardship District ("District"), located in Lee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to public improvements authorized by Chapter 2025-231, Laws of Florida, and Chapter 189, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one original and one electronic version of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on October 27, 2025, to the attention of Chuck Adams, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

October 10, 2025

25-04009L

FIRST INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a Regular Meeting on October 17, 2025 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours. or by visiting the District's website, <https://saltleafdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. 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 Office at (561) 571-0010 at least 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 Office.

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

District Manager
October 10, 2025

25-04007L

FIRST INSERTION

REQUEST FOR PROPOSALS FOR
O&M ASSESSMENT METHODOLOGY
FOR RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT FOR
FISCAL YEAR 2027

Premier District Management, on behalf of Renaissance Community Development District (CDD), is requesting proposals from qualified independent firms for the development of an Operations and Maintenance Assessment Methodology for fiscal year 2027. The selection manual, including the scope of work, instructions to applicants, and evaluation criteria will be available beginning Friday, October 10, 2025 on the District's website: <https://renaissancecdd.org/assessment-methology-proposals/>, or by contacting the District Manager, Calvin Teague, cteague@cddmanagement.com. Each proposal will be evaluated on a point system with up to twenty (20) points awarded per each of five (5) criteria, with a possible total of one hundred (100) points. The Selection Evaluation Criteria page is included in the selection manual.

Due Date: Proposals must be received by **11:00 a.m. on Monday, November 24, 2025** at the office of the District Manager. One (1) electronic copy of the proposal must be received by this time and date. Proposals can be dropped off at the address below, or emailed to cteague@cddmanagement.com. Proposals will be opened at that time. Proposals received after the deadline will not be accepted.

Proposers are asked to attend a public pre-proposal conference with Premier District Management and the District's Attorney to answer specific questions prior to their submission. This conference will be held on **October 30, 2025 at 11:00 am via web conference**. Proposers will also be invited to the **December 8, 2025 Board Meeting** for a Q&A session about their proposal.

Calvin Teague
Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966
Office: (239) 690-7100, ext. 101
cteague@cddmanagement.com

A CDD is a special purpose local government established under Chapter 190, Florida Statutes. The District desires the Firm to develop an Operations and Maintenance Assessment Methodology for the District's fiscal year 2027 budget. The methodology must conform with generally accepted accounting principles and meet the requirements of the Florida Statutes. Additional information about the District, including the fiscal year 2026 budget, can be found at <https://renaissancecdd.org/>.

By submitting a proposal, the Proposer affirms it is familiar with all federal, state, and local laws, ordinances, rules, and regulations, that in any manner may affect the work. Ignorance on the part of the Proposer will in no way relieve the Proposer from the responsibility to perform the work required by the proposal, in compliance with all such laws, ordinances, and regulations.

The District reserves the right to reject any proposals, make modifications to the work, and to waive any informalities or irregularities in proposals as it is deemed in the best interest of the District.

Calvin Teague
District Manager, Renaissance Community Development District
October 10, 2025

25-04006L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-002574**
IN RE: ESTATE OF
HUBERT T. HUDSON, AKA
HUBERT THOMAS HUDSON,
Deceased.

The administration of the estate of HUBERT T. HUDSON, aka HUBERT THOMAS HUDSON, deceased, whose date of death was May 25, 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.

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 October 10, 2025.

Personal Representative:
/s/ Jessica Hudson
JESSICA HUDSON
8370 Trentwood Court
Fort Myers, FL 33912
Attorney for Personal Representative:
/s/ Gregory J. Nussbickel
Gregory J Nussbickel
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
E-Mail Addresses:
greg@will.estate
christine@will.estate
October 10, 17, 2025

25-04005L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-002460**
IN RE: ESTATE OF
MODESTO GONZALEZ
Deceased.

The administration of the estate of Modesto Gonzalez, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, 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 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 October 10, 2025.

Personal Representative:
Rebecca Gonzalez-White
9850 Quail Hollow Rd
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Heidi M. Brown, Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
October 10, 17, 2025

25-03993L

FIRST 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-007119
IN RE: The Marriage of
Pam Alicia Tinney
Petitioner
and
Christopher Ward Tinney
Respondent

TO: Christopher Ward Tinney
10004 Celtic Ash Drive, Ruskin, Florida 33573

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 Pam Alicia Tinney whose address is 10224 Avelar Ridge Drive, Riverview, Florida 33578 on or before November 10, 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.

Copies of all court documents in this case, including orders, are available at the Clerk of 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 emailed 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: 10/01/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
October 10, 17, 24, 31, 2025

25-04002L

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GRIPPO PAVEMENT MAINTENANCE located at PO BOX 1837 in the City of LEHIGH ACRES, Lee County, FL 33970 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of October, 2025.
PETRA SUPPLY LLC
October 10, 2025

25-03996L

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of LPG Pain Management - Bonita Health Center, located at 3501 Health Center Blvd, Suite 2250, in the city of Bonita Springs, FL 34135, in the County of Lee, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Lee Health System, Inc.
October 10, 2025

25-04010L

FIRST INSERTION

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

CASE: 25-CA-002727
ANITA SPECTOR, as Trustee of
the Harold Spector Trust dated
06-05-96

Plaintiff V
Christopher Michael Teahl and
Macherie Teahl
Defendant(s)

TO: Macherie Teahl
216 REDLIN ST,
NORTH FORT MYERS FL 33903

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida: 216 REDLIN ST, NORTH FORT MYERS FL 33903

Lots 13 and 14, Block 39, Palmona Park Unit No. 2, a Subdivision, according to the Plat thereof as recorded in Plat Book 7, page(s) 56 and 57, of the Public Records of Lee County, Florida. Together with the following manufactured home: 1983 SAND VIN# FLFL1AD267004108 Title# 22772589 PIN: 34-43-24-02-00039.0130

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alan F Hamisch, the plaintiff's attorney, whose address is 501 Goodlette Frank Rd, Suite A210, Naples, FL 34102 within 30 days after the first publication of the notice 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 10/07/2025.

Kevin C. Karnes
Clerk of Court
(SEAL) By: K Harris
as Deputy Clerk

Alan F Hamisch,
the plaintiff's attorney,
501 Goodlette Frank Rd, Suite A210,
Naples, FL 34102
October 10, 17, 2025

25-03998L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ripple Effect Home Inspections, located at 13450 Sabal Pointe Dr, in the City of Fort Myers, County of Lee, State of FL, 33905, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 7 of October, 2025.

RIPPLE LOGISTICS, INC.
13450 Sabal Pointe Dr
Fort Myers, FL 33905
October 10, 2025

25-03995L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025-CP-3032**
IN RE: ESTATE OF
EDWARD RALPH GARDNER
Deceased.

The administration of the estate of Edward Ralph Gardner, deceased, whose date of death was July 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.

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, 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 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 October 10, 2025.

Personal Representative:
Robert Kurtz
PO Box 51
Cedar, Michigan 49621
Attorney for Personal Representative:
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Blvd., Suite 206,
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
angela.gjoni@henlaw.com
October 10, 17, 2025

25-03994L

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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.

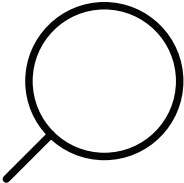


Citizens continue to learn about vital civic matters from newspaper notices.

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

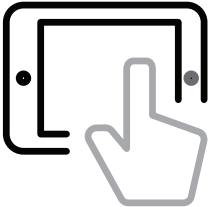
Verifying publication is difficult-to-impossible on the web.

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.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	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

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001157 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: 23-05203 Year of Issuance 2023 Description of Property LOT 1-2, BLOCK 3522, UNIT 47 PART 2 CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-24-C1-03522.0010 Names in which assessed: CHE-SAN LAI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Sept. 26; Oct. 3, 10, 17, 2025
25-03659L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001207 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: 23-02737 Year of Issuance 2023 Description of Property LOTS 63 AND 64, BLOCK 2604, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C2-02604.0630 Names in which assessed: ROBIN R VOLANTE, ROBIN VOLANTE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Sept. 26; Oct. 3, 10, 17, 2025
25-03653L

FOURTH INSERTION
AMENDED NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CASE: 25-CA-004050 CARLOS AUGUSTO CAMACHO SUAREZ Plaintiff, vs. CONSUELA M. DIVINAGARCIA Defendants. TO: CONSUELA M. DIVINAGARCIA ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to Quiet Title of the following property in Lee County, Florida: Located at: 1515 N.E. 23rd, Ave., 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 Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before October 21, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on September 11, 2025. Kevin C. Karnes (SEAL) By: K Shoap Deputy Clerk Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907 Sept. 19, 26; Oct. 3, 10, 2025
25-03638L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

010239

FOURTH 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-002172 DANIEL PAUL FORTIN, Plaintiff, vs. THE ESTATE OF ALBERT CLOUTIER, THE ESTATE OF VIRGINIA CLOUTIER DONNA CLOUTIER, The UNKNOWN HEIRS OF RONALD ROBERT CLOUTIER, and ANY OTHER PERSON OR CORPORATION CLAIMING ANY INTEREST IN THE LAND WHICH IS THE SUBJECT OF THE ACTION. Defendants. TO: The Executors or Representatives of THE ESTATE OF ALBERT CLOUTIER, d/o/d June 18, 2000, the Executors or Representatives of THE ESTATE OF VIRGINIA CLOUTIER, d/o/d June 1, 2004, THE UNKNOWN HEIRS OF RONALD ROBERT CLOUTIER, and ANY OTHER PERSON OR CORPORATION CLAIMING ANY INTEREST IN THE LAND WHICH IS THE SUBJECT OF THIS ACTION. YOU ARE NOTIFIED that a civil action for quiet title has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WESLEY T. MATHIEU, ESQ., the Plaintiff's attorney, whose address is 1314 Cape Coral Parkway East, Suite 320 Cape Coral, Florida 33904, on or before October 21, 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 this 11th day of Sept. 2025. Kevin C. Karnes Clerk of the Court (SEAL) By: K Harris Deputy Clerk WESLEY T. MATHIEU, ESQ., the Plaintiff's attorney, 1314 Cape Coral Parkway East, Suite 320 Cape Coral, Florida 33904 Sept. 19, 26; Oct. 3, 10, 2025
25-03589L

THIRD INSERTION
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-003029 WILLIAM M. SHAFRANICH, Plaintiff, v. ESTATE OF MELISSA HOOVER and UNKNOWN HEIRS OF MELISSA HOOVER, Defendants. TO: ESTATE OF MELISSA HOOVER 107 SUMMER BROOKE PEACHTREE CITY, GA 30269 UNKNOWN HEIRS OF MELISSA HOOVER 107 SUMMER BROOKE PEACHTREE CITY, GA 30269 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 20, BLOCK 21, UNIT NO. 3, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15,

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-004778 MHM39 LLC, Plaintiff, v. ESTATE OF THEODORE C. MOEHLING, ESTATE OF LORRAINE M. MOEHLING, UNKNOWN HEIRS OF THEODORE C. MOEHLING and UNKNOWN HEIRS OF LORRAINE M. MOEHLING, Defendants. TO: ESTATE OF THEODORE C. MOEHLING ADDRESS UNKNOWN ESTATE OF LORRAINE M. MOEHLING ADDRESS UNKNOWN UNKNOWN HEIRS OF THEODORE C. MOEHLING ADDRESS UNKNOWN UNKNOWN HEIRS OF LORRAINE M. MOEHLING ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 9, BLOCK 15, UNIT 6, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 19-DR-1960 IN RE: THE MATTER OF: NAYHELY LOPEZ VASQUEZ, Petitioner, and- JOSE M. GOMEZ CRESPO, Respondent, TO: Jose M. Gomez Crespo (Respondent/Husband) Last Known address: 5422 Sago Avenue, Fort Myers, FL 33907 YOU ARE NOTIFIED that an action regarding the Supplemental Petition for Modification of final Judgment has been filed in the Circuit 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 October 20, 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 Circuit'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 this 10th day of September, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Sept. 19, 26; Oct. 3, 10, 2025
25-03621L

THIRD INSERTION
PAGE 133, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before October 28, 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 18th day of September, 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 Sept. 26; Oct. 3, 10, 17, 2025
25-03749L

FOURTH INSERTION
HIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 26, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before October 27, 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 15th day of September, 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 Sept. 19, 26; Oct. 3, 10, 2025
25-03622L

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 asale 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 on 10/20/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Susan M Cayer unit #B21; Christopher Sasser unit #E4; Paul Rotunno unit #F40; James Botner unit #F8; Jennifer Culp unit #G10. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. October 3, 10, 2025 25-03806L

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-3895 ANDREA BRECHA CAMPOS ROMANO DE AVILA, Plaintiff, v. JOHN DOE, AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF ABRAHAM ELIBRI; KURT MCCLAIN; AND RONALD COLEMAN; FRANCIS ELIBRI; JOSEPH ELIBRI, Defendants. To: KURT MCCLAIN; RONALD COLEMAN; FRANCIS ELIBRI; JOSEPH ELIBRI YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: LEHIGH ACRES UNIT 2 BLK 4 PB 20 PG 39 LOT 15 More commonly known as: 941 Panda Drive, Lehigh Acres, FL 33974 has been filed by Plaintiff, ANDREA BRECHA CAMPOS ROMANO DE AVILA, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before October 27, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. Witness my hand and the seal of this court on this 17th day of September, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Harris Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Sept. 26; Oct. 3, 10, 17, 2025
25-03747L

NOTICE AND ORDER TO SHOW CAUSE
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-005094 VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VIVID SHORES 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 VIVID SHORES 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: The above cause comes to be heard upon the Complaint filed herein by the Vivid Shores Community Development District in the County of Lee, State of Florida, seeking to determine the authority of said District to issue its Vivid Shores Community Development District Special Assessment Bonds, (the "Bonds") in an aggregate amount not to exceed \$81,000,000, to determine

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001145 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: 23-02007 Year of Issuance 2023 Description of Property LOT(S) 41 AND 42, BLOCK 2855, UNIT 41, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 2-14, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-23-C3-02855.0410 Names in which assessed: SABIR WILDS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Sept. 26; Oct. 3, 10, 17, 2025
25-03650L

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-003453 MRG 401K PLAN & TRUST, Plaintiff, v. ESTATE OF CLARENCE E. CURRY, ESTATE OF FAYE CURRY, UNKNOWN HEIRS OF CLARENCE E. CURRY and UNKNOWN HEIRS OF FAYE CURRY, Defendants. TO: ESTATE OF CLARENCE E. CURRY ADDRESS UNKNOWN UNKNOWN HEIRS OF CLARENCE E. CURRY ADDRESS UNKNOWN ESTATE OF FAYE CURRY ADDRESS UNKNOWN UNKNOWN HEIRS OF FAYE CURRY ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 25, BLOCK 37, UNIT 11, SECTION 26, TOWNSHIP 45, SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR

SECOND INSERTION
the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/ or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 3rd day of November, 2025, at the hour of 1:30 p.m. of said day, before the Honorable Michael T. McHugh, at the Lee County Judicial Center, Courtroom 4R, 1700 Monroe Street, Fort Myers, Florida, 33901, Lee County in said circuit, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds and the

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001314 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: 23-00593 Year of Issuance 2023 Description of Property LOTS 11 & 12, BLOCK 2327B, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 16, PAGE(S) 112 TO 130, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.B120 Names in which assessed: KM RESIDENTIAL LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Sept. 26; Oct. 3, 10, 17, 2025
25-03649L

PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 48, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before October 27, 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 15th day of September, 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 Sept. 19, 26; Oct. 3, 10, 2025
25-03626L

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002740
Division: Probate
IN RE: ESTATE OF ROSALINDA GONZALEZ, a/k/a ROSALINDA MARIA GONZALEZ, Deceased.

The administration of the estate of ROSALINDA GONZALEZ, a/k/a ROSALINDA MARIA GONZALEZ, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the mailing address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the Petitioner and the Petitioner's attorney is set forth below.

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Petitioner:
/s/ Crystal Maria Rodriguez
CRYSTAL MARIA RODRIGUEZ
1801 Brantley Rd., Apt. 1201
Fort Myers, Florida 33907
Attorney for Petitioner:
/s/ Denise Jomarron
Denise Jomarron, Esq.
Attorney for Petitioner
Florida Bar Number: 69845
Denise Jomarron Legal Group
4300 Biscayne Blvd., Suite 305
Miami, FL 33137
Telephone: (305) 402-4494
E-Mail: Denise@dlegalgroup.com
October 3, 10, 2025 25-03839L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005984
NATIONSTAR MORTGAGE, LLC PLAINTIFF, VS. JAMES T. CRUMITY ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Motion to Reset Sale Date dated the 19th day of September, 2025, and entered in Case No. 24-CA-005984 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and JAMES T. CRUMITY and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY N/K/A/ FRANCINE CRUMITY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 23rd day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 21, Block 9, Unit 7, Section 33, Township 44 South, Range 26 East, Lehigh Estates, Lehigh Acres, according to map or plat thereof as recorded in Plat Book 15, Page 87, 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 09/26/2025
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
24FL935-0288
October 3, 10, 2025 25-03823L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-2759-CP
IN RE: Estate of CARYL S. BELWARD, Deceased.

The administration of the estate of CARYL S. BELWARD, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 3, 2025.

Co-Personal Representative:
DEBORAH A. STEWART, ESQ.
Dstewart@dslaw.org
Florida Bar No. 0015301
400 Fifth Avenue South Suite 200
Naples, Florida 34102
(239) 262-7090
Co-Personal Representative:
HARRY J. PARKS
840 Spinnaker Way
Kissimmee, FL 34746
Attorney for Co-Personal Representative:
DEBORAH A. STEWART, ESQ.
Dstewart@dslaw.org
Florida Bar No. 0015301
400 Fifth Avenue South Suite 200
Naples, Florida 34102
(239) 262-7090
October 3, 10, 2025 25-03851L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 36-2025-CA-001763
EF MORTGAGE LLC, Plaintiff, v. GRANTED PROPERTIES LP, an Ohio Limited Partnership, Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated September 25,2025 entered in Civil Case No. 36-2025-CA-001763 in Circuit Court of the 20thLee Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and GRANTED PROPERTIES LP, an Ohio Limited Partnership are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.Lee.Realforeclose.com in accordance with Chapter 45, Florida Statutes on November 13, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOTS 20 AND 21, IN BLOCK 1380, OF CAPE CORAL UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 ON PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 2122 SE 5TH TER, CAPE CORAL, FL 33990
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

10/01/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT
Kelley Kronenberg
10360 W State Rd
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: 3087.000326
October 3, 10, 2025 25-03860L

THIRD INSERTION

NOTICE OF EXISTENCE OF (RCKMT) Ross Childs Kingdom Ministry TR for the benefit of the Family
Be it known: RCKMT – Ross Childs Kingdom Ministry Trust, a private ecclesiastical body, duly constituted under God's Law, was originally established in SINGAPORE, and now holds lawful existence and authority recognized in Florida. Said Trust shall operate in private capacity, with all rights reserved under Common law, without waiver or submission to public jurisdiction.
This Notice serves as formal declaration of existence, standing, and intent.
9/12/2025 By: Lord Walter Ross private Authorized Trustee, without recourse, UCC 1-308
Sept. 26; Oct. 3, 10, 17, 2025
25-03735L

THIRD INSERTION

NOTICE OF ACTION CIVIL LAWSUIT
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No: 25-CC-005244
SABINE LAMMEY and BRIAN LAMMEY, Plaintiffs, vs. STS SOUTH LLC, a Florida limited liability company, and SAMUEL SCHAFFNER, individually, Defendants.
TO: STS SOUTH LLC, a Florida limited liability company, Last Known Address: 1821 Lagoon Lane Cape Coral, FL 33914
YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sabine Lammey and Brian Lammey, Plaintiffs, whose address is: 229 28th St., West Palm Beach FL 33407. on or before October 27, 2025, and file the original with the Clerk of this Court at:
Clerk of the Circuit Court
1700 Monroe Street
Fort Myers, Florida 33901
before service on Plaintiffs or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
DATED: 09/17/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) K Harris
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-03744L

THIRD INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY
CASE NO.: 25-DR-6628
IN RE: THE ADOPTION OF: PAULINA XORXE MORALES, A Minor Child.
TO: Tomas XORxe Pol
Respondent's last address: 1085 Southdale Rd. Apt. 104, Fort Myers, FL 33919
YOU ARE NOTIFIED that a Joint Petition for Adoption by Enrique Tello Garrido and Maria Morales Ambrocio has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jorge J. Santana Jr. with Santana Law, P.A. whose address is 8191 College Parkway, Suite 200, Fort Myers, Florida 33919, on or before October 29, 2025, and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The adoptee is identified as follows:
Date of Birth Place of Birth
January 24, 1981 Guatemala
Physical Description of Respondent:
Age: 44
Race: Spanish
Hair Color: Black
Eye Color: Brown
Approximate Height: Unknown
Approximate Weight: Unknown
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
Dated: 09/19/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-03788L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP- 2995
Division Probate
IN RE: ESTATE OF CHRISTOPHER C. COILE Deceased.

The administration of the Estate of Christopher C. Coile, deceased, whose date of death was July 31 2025 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 October 3, 2025.

Personal Representative:
Jonathan R.M. Coile
1323 Jordan Dr.
Shady Side, Maryland 20764
Attorney for Personal Representative:
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, FL 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
October 3, 10, 2025 25-03850L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2963
IN RE: ESTATE OF SHARON SUE NICHOLS Deceased.

The administration of the estate of Sharon Sue Nichols, whose date of death was March 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 October 3, 2025

Personal Representative:
Carlette Howell
Attorney for Personal Representative:
Jason R. Mosley
Attorney for Personal Representative
Florida Bar No.: 386650
6706 Plantation Rd., Suite C,
Pensacola, FL 32504
Telephone: (850) 696-1196
jmosley@mosleyestatelaw.com
October 3, 10, 2025 25-03846L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001235
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: 23-15598
Year of Issuance 2023 Description of Property LOT 20, BLOCK 26, LEHIGH ACRES, UNIT 9, PER PLAT RECORDED IN PLAT BOOK 15, PAGE 15, BEING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA Strap Number 13-44-27-09-00026.0200
Names in which assessed: ROBERT C WHITT
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Sept. 26; Oct. 3, 10, 17, 2025
25-03702L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001105
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: 23-07380
Year of Issuance 2023 Description of Property LOT 67, SABBAL PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-25-P4-00400.0670
Names in which assessed: SELVIN DELCID, YENY JACK-ELINE ESPINOZA REYES
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Sept. 26; Oct. 3, 10, 17, 2025
25-03670L

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-002696
DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. DORIS O. MEJIA, JASSON MARCO SANTOS AGUIARE, ELIASAR MIGUEL QUINILLO VELASQUEZ, ANTONIO MEDINA SALDANA, and ANDRES US MENCHU, Defendants.
TO: ELIASAR MIGUEL QUINILLO VELASQUEZ; Address Unknown:
YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Lee County and you are required to serve a copy of your written defenses and responses to Plaintiff's First Request for Admissions to Defendant, ELIASAR MIGUEL QUINILLO VELASQUEZ, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 2075 Dr. Martin Luther King, Jr. Blvd., 1st and 2nd Floors, Fort Myers, FL 33901 on or before October 27, 2025, 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 for Declaratory Judgment.
This notice shall be published once each week for four (4) consecutive weeks in the Business Observer.
Witness my hand and seal of this Court on this 15th day of September, 2025.
Kevin C. Karnes
As Clerk of the Court (SEAL) By: K Harris
As Deputy Clerk

McFARLANE LAW,
210 N. University Drive, 6th Floor,
Coral Springs, Florida 33071
Sept. 19, 26; Oct. 3, 10, 2025
25-03627L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001298
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: 23-00076
Year of Issuance 2023 Description of Property LOTS 41 AND 42, BLOCK 5439, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 TO 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-22-C2-05439.0410
Names in which assessed: V & A BUILDERS INC., V&A BUILDERS INC, V&A BUILDERS 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Sept. 26; Oct. 3, 10, 17, 2025
25-03648L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001218
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: 23-09847
Year of Issuance 2023 Description of Property LOT 17, BLOCK 29, UNIT 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-44-26-04-00029.0170
Names in which assessed: BEATRICE SEHR, GUNTHER SEHR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Sept. 26; Oct. 3, 10, 17, 2025
25-03676L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001133
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: 23-09398
Year of Issuance 2023 Description of Property LOT 11, BLOCK 104, UNIT 10, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-10-00104.0110
Names in which assessed: PETER FOREMAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Sept. 26; Oct. 3, 10, 17, 2025
25-03672L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2880
Division - Probate
IN RE: ESTATE OF ALBERT W. GROVE
Deceased.
The administration of the estate of Albert W. Grove deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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.
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 PERIOD 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 October 3, 2025
Lawrence Albin
Personal Representative
402 Enlow Avenue
Evansville, IN 47111
Dawn L. Drellos-Thompson
Attorney for Personal Representative
Lawrence Albin
Florida Bar No. 22503
9990 Coconut Road, Suite 210
Bonita Springs, FL 34135
Phone: 239-390-1295
Email: dawn@compass.legal
October 3, 10, 202525-03830L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003298
IN RE: ESTATE OF ROGELIO MORA,
Deceased.
The administration of the estate of RO-GELIO MORA, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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: October 3, 2025.
BREANNA WEAVER
Personal Representative
1245 Dorchester St.
Port Charlotte, FL 33952
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartrt@hnh-law.com
October 3, 10, 202525-03826L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001399
IN RE: ESTATE OF JOHN M. MURPHY JR,
Deceased.
The administration of the estate of JOHN M. MURPHY JR., deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 4209, Fort Myers, Florida 33902. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.
All creditors of 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 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 October 3, 2025.
Personal Representatives:
DAVID C. MURPHY
287 Mount Curve Blvd.
St. Paul, MN 55105
Attorney for Personal Representative:
ROBERT H. EARDLEY, ESQ.
Florida Bar No. 500631
Law Office of Robert H. Eardley, P.A.
1415 Panther Lane, Suite 108
Naples, FL 34109
Telephone: (239) 591-6776
E-Mail: robert@swflorida-law.com
October 3, 10, 202525-03831L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2996
Division Probate
IN RE: ESTATE OF ROBERT JOHN HAIGHT
A/K/A ROBERT HAIGHT
Deceased.
The administration of the estate of Robert John Haight a/k/a Robert Haight, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
Christine Lucius
5779 S. Crater Lake Cir.
Keystone Heights, Florida 32656
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail: probate@dorceylaw.com
October 3, 10, 202525-03837L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001275
IN RE: THE ESTATE OF: WILLIAM D. WASHER
Deceased.
TO: AARON WESLEY YOUNG
YOU ARE NOTIFIED that a Petition for Administration for the Estate of William D. Washer has been filed in Lee County, Florida, and you are considered an interested party.
You are required to serve a copy of your objection, if any, to it on WESLEY T. MATHIEU, ESQ, the Petitioner's attorney, whose address is 1314 Cape Coral Pkwy E., Ste. 320, Cape Coral, FL 33904, on or before October 31, 2025, and file the original with the Clerk of this court either before service on the petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in this petition.
Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
October 3, 10, 17, 24, 202525-03861L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2770
Division Probate
IN RE: ESTATE OF DUANE J CRUMB A/K/A DUANE JAMES CRUMB
Deceased.
The administration of the estate of Duane J Crumb a/k/a Duane James Crumb, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 03 2025.
Personal Representative:
Kathy L. Crumb
2361 Flora Ave
Fort Myers, Florida 33907
Attorney for Personal Representative: /s/ Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail: elizabethw@omplaw.com
October 3, 10, 202525-03840L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002867
IN RE: ESTATE OF PEGGY L. MASON
Deceased.
The administration of the estate of PEGGY L. MASON, deceased, File Number 25-CP-002867, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is:
CLERK OF CIRCUIT COURTS
PROBATE DIVISION
P. O. BOX 9346
FORT MYERS, FL 33902
The names and addresses of the personal representative and her attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, 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 decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this Notice is October 3, 2025.
Personal Representative:
STEVEN J. MASON
2031 PALO DURO BLVD.,
NORTH FORT MYERS, FL 33917
Attorney for Personal Representative: STEWART W. SAVAGE, ESQ.
Florida Bar No. 0848727
15636-2 Carriedale Ln.
Fort Myers, FL 33912
Telephone (239) 481-8388
October 3, 10, 202525-03828L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2914
Division Probate
IN RE: ESTATE OF ROSS MATHEWS
Deceased.
The administration of the estate of Ross Mathews, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 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 October 3, 2025.
Personal Representative:
Rae E. Halmrast
4239 S. Rivershore Drive
Moonhead, Minnesota 56560
Attorney for Personal Representative: Amanda M. Dorio, Attorney
Florida Bar Number: 77411
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd., Suite 400
Naples, Florida 34108
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: amanda.dorio@henlaw.com
Secondary E-Mail: barbra.asselta@henlaw.com
October 3, 10, 202525-03829L

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
Case No. 24-CC-008512
CENTRAL PARK SOUTH CONDOMINIUMS ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
JOHN M. PEGUES (DECEASED) AND ELISABETH A. PEGUES (DECEASED), UNKNOWN HEIRS OF JOHN M. PEGUES, UNKNOWN HEIRS OF ELIZABETH A. PEGUES AND ALL OTHER OCCUPANTS OF 9290 LAKE PARK DRIVE #J105, FORT MYERS, FL 33919
Defendants.
Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:
Condominium Unit No. 105, Building J, CENTRAL PARK SOUTH TWO, a Condominium according to the Condominium Declaration as recorded 1773, Page 4676 and as subsequently amended, all in the Public Records of Lee County, Florida, together with an undivided interest in the common elements and all appurtenances thereunto appertaining and specified in said Condominium Declaration. SUBJECT TO that certain mortgage to BARNETT BANK OF LEE COUNTY, N.A. from

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
Case No. 24-CC-008512
CENTRAL PARK SOUTH CONDOMINIUMS ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
JOHN M. PEGUES (DECEASED) AND ELISABETH A. PEGUES (DECEASED), UNKNOWN HEIRS OF JOHN M. PEGUES, UNKNOWN HEIRS OF ELIZABETH A. PEGUES AND ALL OTHER OCCUPANTS OF 9290 LAKE PARK DRIVE #J105, FORT MYERS, FL 33919
Defendants.
Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:
Condominium Unit No. 105, Building J, CENTRAL PARK SOUTH TWO, a Condominium according to the Condominium Declaration as recorded 1773, Page 4676 and as subsequently amended, all in the Public Records of Lee County, Florida, together with an undivided interest in the common elements and all appurtenances thereunto appertaining and specified in said Condominium Declaration. SUBJECT TO that certain mortgage to BARNETT BANK OF LEE COUNTY, N.A. from

LUCILLE A. WALSH, a single woman, dated April 5, 1985, and recorded in Official records Volume 1777, page 487, of the public records of LEE County, FLORIDA, securing a promissory note in the original amount of \$36, 350.00; and grantees by the acceptance of this deed, assume and agree to pay, with a present principal balance of \$30345.13. SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.
Parcel ID #: 16-45-24-34-000No.1010
Property Address: 9290 Lake Park Drive #J105, Fort Myers, FL 33919
At electronic sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on October 23, 2025, in accordance with Chapter 45, Florida Statutes.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
Dated: 09/26/2025
Kevin C. Karnes
As Clerk of the Court (SEAL) By: T Mann
Deputy Clerk
Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907
October 3, 10, 202525-03822L

SAVE TIME

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

SECOND INSERTION

legal@businessobserverfl.com **Business Observer**

--- ESTATE ---


SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002671 IN RE: ESTATE OF RITA SHIRLEY WEISSENBURGER Deceased. The ancillary administration of the estate of Rita Shirley Weissenburger, deceased, whose date of death was December 25, 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. 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 October 3, 2025. Ancillary Personal Representative: Alberta M. Clark 90 Lake View Blvd Edison, New Jersey 08817 Attorney for Personal Representative: Heidi M. Brown, Attorney Florida Bar Number: 48692 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com Secondary E-Mail: hillyaryh@omplaw.com October 3, 10, 202525-03804L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001759 Division Probate IN RE: ESTATE OF GEORGE WASHINGTON KING III Deceased. The administration of the estate of George Washington King III, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal 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 October 3, 2025. Personal Representative: Gregory King 200 Denby Street, Apt. No 4 Romeo, Michigan 48065 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com October 3, 10, 202525-03817L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2925 Division Probate IN RE: ESTATE OF THURMAN R. CLAY, Deceased. The administration of the estate of Thurman R. Clay, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 Monroe St., Fort Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 3, 2025. Personal Representative: Constance C. Fallon 45 Deloach Trail Pawleys Island, SC Attorney for Personal Representative: Blake P. Hampton E-Mail Addresses: nosolicitation@hampton.law frontdesk@hampton.law Florida Bar No. 99434 Hampton Law 8931 Conference Dr Suite 2 Fort Myers, FL 33919 Telephone: (239) 309-0090 October 3, 10, 202525-03802L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002953 IN RE: ESTATE OF JOHN R. PLATT Deceased. The administration of the Estate of John R. Platt, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 October 3, 2025. Personal Representative: Brian Platt 1201 Glenside Rd. Downingtown, PA 19335 Attorney for Personal Representative: Carol R. Sellers Florida Bar Number: 893528 Law Offices of Richardson & Sellers, PA 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com October 3, 10, 202525-03818L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Probate Division File No. 25-CP-002767 IN RE: ESTATE OF JAMES OSCAR CONYERS deceased. The administration of the intestate estate of James Oscar Conyers, deceased, whose date of death was July 22, 2025, File Number 25-CP-002767, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice to Creditors is 10-3-2025 Justin James Francisco Personal Representative Estate of James Oscar Conyers 2570 Charleston Park Drive Alva, FL 33920 Br Brian J. Downey, Esq. FL Bar Number: 0017975 Barrett McNagny, LLP Attorney for Personal Representative 215 East Berry Street Fort Wayne, IN 46802 Phone: 260-423-8871 Email: bei@barrettlaw.com October 3, 10, 202525-03805L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002504 IN RE: ESTATE OF NORMAN L. WILLIAMS Deceased. The administration of the estate of ROBERT JAMES GLAVIN, II, deceased, whose date of death was March 13, 2025, and whose social security number is xxx-xx-2526, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS WHO HAVE CLAIMS OR DEMANDS AGAINST THE DECEDENT'S ESTATE, INCLUDING UNMATURED, CONTINGENT, OR UNLIQUIDATED CLAIMS, MUST FILE THEIR CLAIMS WITH THE COURT, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: NORMAN L. WILLIAMS, File Number 2025-CP-002504. The address of the court where this probate is pending is: Circuit Court for Lee County, Florida, 1700 Monroe St., Fort Myers, FL, 33901. 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 death of the decedent is: 09/12/2024. The date of first publication of this notice is: October 3, 2025 The second week of publication is October 10, 2025 Personal Representative(s): Paula A. Stewart. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 October 3, 10, 202525-03816L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2650 IN RE: ESTATE OF ANDREW MARK LEBOLT, A/K/A ANDY LEBOLT, Deceased. The administration of the estate of ANDREW MARK LEBOLT (also known as ANDY LEBOLT and ANDREW M. LEBOLT), deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. 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: October 3, 2025. Signed on this 25th day of September, 2025. DIANNE R. LEBOLT Personal Representative 28622 Newtown Court Bonita Springs, FL 34135 SUSAN NESBET-SIKUTA Attorney for Personal Representative Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, FL 34108 Telephone: (239) 390-1900 Email: susan.sikuta@dentons.com Secondary Email: shannon.haas@dentons.com 5321533.v1 October 3, 10, 202525-03819L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1996 Division PROBATE IN RE: ESTATE OF JEFFREY L. FICKEY Deceased. The administration of the estate of JEFFREY L. FICKEY, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Justice Center, Second Floor, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 3, 2025. Personal Representative: VALERIE V. FICKEY 27391 Pelican Ridge Circle Bonita Springs, Florida 34135 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com October 3, 10, 202525-03803L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002953 IN RE: ESTATE OF JOHN R. PLATT Deceased. The administration of the Estate of John R. Platt, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 October 3, 2025. Personal Representative: Brian Platt 1201 Glenside Rd. Downingtown, PA 19335 Attorney for Personal Representative: Carol R. Sellers Florida Bar Number: 893528 Law Offices of Richardson & Sellers, PA 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 E-Mail: csellers@richardsonsellers.com October 3, 10, 202525-03818L	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-2830 Division PROBATE IN RE: ESTATE OF JOHN PAUL LARSON Deceased. The administration of the estate of JOHN PAUL LARSON, deceased, whose date of death was October 2, 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 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. The date of the first publication of this Notice was October 3, 2025. Personal Representative: Raiya Dee Larson 4466 Obsidian Way Victoria, MN 55386 Attorney for Personal Representative: Steven Duncan Florida Bar No. 85850 Duncan Law Firm, P.A. 10600 Chevrolet Way #213 Estero, FL. 33928 239-405-6848 October 3, 10, 202525-03838L	



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.

038207 053

--- ACTIONS / TAX DEEDS ---

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

Tax Deed #:2025001177
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: 23-02385
Year of Issuance 2023 Description of Property LOT 82, BLOCK 4185, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04185.0820
Names in which assessed: CHARLES F MINNECI, CHARLES F MINNECI, MARY ANN MINNECI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03652L

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

Tax Deed #:2025001203
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: 23-12813
Year of Issuance 2023 Description of Property LOT 2, BLOCK 17, UNIT 1, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 96, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-26-01-00017.0020
Names in which assessed: ANDRIANA M COURTEMANCHE, KENNETH A COURTEMANCHE, KENNETH A. COURTEMANCHE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03690L

THIRD INSERTION
NOTICE OF ACTION CIVIL
LAWSUIT
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No: 25-CC-005244

SABINE LAMMEY and BRIAN LAMMEY, Plaintiffs, vs. STS SOUTH LLC, a Florida limited liability company, and SAMUEL SCHAFFNER, individually, Defendants.

TO: SAMUEL SCHAFFNER, individually
Last Known Address: 1821 Lagoon Lane Cape Coral, FL 33914

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sabine Lammey and Brian Lammey, Plaintiffs, whose address is: 229 28th St., West Palm Beach FL 33407. on or before October 27, 2025, and file the original with the Clerk of this Court at:

Clerk of the Circuit Court
1700 Monroe Street
Fort Myers, Florida 33901

before service on Plaintiffs or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

DATED: 09/17/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) K Harris
Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025
25-03745L

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

Tax Deed #:2025001081
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: 23-04468
Year of Issuance 2023 Description of Property LOT 15, IN A RESUBDIVISION OF THE E 1/2, BLOCK 34, SUNCOAST ESTATES, UNRECORDED, AS PER PLAT ON FILE IN OFFICIAL RECORDS BOOK 664, PAGE 11, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00034.A150
Names in which assessed: YUNIER BARRETO, YUNIER BARRETO LLERENA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03657L

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

Tax Deed #:2025001342
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: 23-11258
Year of Issuance 2023 Description of Property LOT 15, BLOCK 12, UNIT 2, SECTION 28, 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 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 28-44-26-02-00012.0150
Names in which assessed: ELGENE BROWN, SELVIN JAMES BROWN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03687L

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

Tax Deed #:2025001302
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: 23-04455
Year of Issuance 2023 Description of Property LOT 19, BLOCK 30, SUNCOAST ESTATES UNRECORDED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 824, PAGE(S) 835, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00030.0190
Names in which assessed: EQUITY TRUST COMPANY, EQUITY TRUST COMPANY CUSTODIAN FBO JACOB CAHALAN ROTH IRA AND EQUITY TRUST COMPANY CUSTODIAN FBO KAYLA CAHALAN IRA, JACOB CAHALAN, KAYLA CAHALAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03656L

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

Tax Deed #:2025001303
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: 23-04471
Year of Issuance 2023 Description of Property LOT 12, BLOCK 35, SUNCOAST ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00035.0120
Names in which assessed: ANNA L MCELWEE, ANNA MCELWEE TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03658L

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

Tax Deed #:2025001309
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: 23-10860
Year of Issuance 2023 Description of Property LOT 10, BLOCK 82, UNIT 8, 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 OF LEE COUNTY, FLORIDA. Strap Number 24-44-26-10-00082.0100
Names in which assessed: CRAIS ARISS, HARVEY T ARISS, KATHLEEN ARISS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03685L

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

Tax Deed #:2025001222
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: 23-09901
Year of Issuance 2023 Description of Property LOT 18, BLOCK 68, UNIT 8, SECTION 12, 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 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-44-26-08-00068.0180
Names in which assessed: IVADENNE BAISDEN HATFIELD, IVADENNE HATFIELD, R HATFIELD, RALPH HATFIELD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03677L

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

Tax Deed #:2025001159
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: 23-05279
Year of Issuance 2023 Description of Property LOTS 42 AND 43, BLOCK 3540, UNIT 47, PART 2, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 112 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-24-C4-03540.0420
Names in which assessed: KETSIA CADILLON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03660L

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

Tax Deed #:2025001307
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: 23-10824
Year of Issuance 2023 Description of Property LOT 8, BLOCK 59, UNIT 8, 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. Strap Number 24-44-26-08-00059.0080
Names in which assessed: ESTATE OF JOHN BARBARA, JOHN BARBARA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03683L

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

Tax Deed #:2025001226
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: 23-15396
Year of Issuance 2023 Description of Property EAST HALF OF LOT 1, BLOCK 20, UNIT 5, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 15, PAGE 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-05-00020.001B
Names in which assessed: JAMES M. VACHE, LOIS B COOK, LOIS B. COOK, MARY E VACHE, MARY E. VACHE, THEODORE S. VACHE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03701L

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

Tax Deed #:2025001267
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: 23-05583
Year of Issuance 2023 Description of Property LOTS 17 AND 18, BLOCK 1432, UNIT 16, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 76 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-24-C4-01432.0170
Names in which assessed: BARUCH EDRI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03661L

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

Tax Deed #:2025001208
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: 23-09693
Year of Issuance 2023 Description of Property LOT 16, BLOCK 57, UNIT 6, SECTION 11, 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 AS RECORDED IN PLAT BOOK 15, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-26-06-00057.0160
Names in which assessed: DEBRA HART, STEPHEN HART, STEPHEN L HART

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03673L

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

Tax Deed #:2025001248
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: 23-19900
Year of Issuance 2023 Description of Property LOT 14, BLOCK 30, UNIT 6, 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 136, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-06-00030.0140
Names in which assessed: MARY STELLA WOLFE, RICHARD T WOLFE, RICHARD T WOLFE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03718L

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

Tax Deed #:2025001305
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: 23-05700
Year of Issuance 2023 Description of Property LOT 18 AND 19, BLOCK 9, STADLER'S CENTRAL HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 64, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-24-P1-01109.0180
Names in which assessed: DAVID M ROSARIO, ESTATE OF ROSARIO DAVID M

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03662L

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

Tax Deed #:2025001211
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: 23-09775
Year of Issuance 2023 Description of Property LOT 2, BLOCK 112, UNIT 11, 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, PAGE 60, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-44-26-11-00112.0020
Names in which assessed: MSM DEAL HOLDINGS LLC, MSM DEAL HOLDINGS, 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Sept. 26; Oct. 3, 10, 17, 2025
25-03675L

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001270 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: 23-07550 Year of Issuance 2023 Description of Property LOT 17, BLOCK 7, FRANKLIN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P1-00307.0170 Names in which assessed: J&S CONSULTING & CONSTRUCTION, LLC, MOD SQUAD 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 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03671L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001280 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: 23-09735 Year of Issuance 2023 Description of Property LOT 6, BLOCK 80, UNIT 9, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-26-09-00080.0060 Names in which assessed: MILES FRASER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03674L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001287 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: 23-10581 Year of Issuance 2023 Description of Property LOT 14, BLOCK 30, UNIT 1, LEHIGH PARK, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-44-26-04-00030.0140 Names in which assessed: LENA ESCOBAR TAPIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03680L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001288 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: 23-10657 Year of Issuance 2023 Description of Property LOT 16, BLOCK 3, LEHIGH PARK, UNIT 1, SECTION 23 TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-08-00003.0160 Names in which assessed: MOHAMMAD MALLICK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03681L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001308 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: 23-10835 Year of Issuance 2023 Description of Property LOT 5, BLOCK 117, UNIT 8, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 134, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-26-08-00117.0050 Names in which assessed: YABEYIRE SERVICES 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.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03684L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001333 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: 23-11135 Year of Issuance 2023 Description of Property LOT 14, BLOCK 13, UNIT 2, LEHIGH ACRES SUBDIVISION, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-26-02-00013.0140 Names in which assessed: MANUEL RESENDIZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03686L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001282 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: 23-06839 Year of Issuance 2023 Description of Property FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUAR-TER OF SECTION 21, TOWN-SHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORI-DA; THENCE SOUTH 0-° 07' 54" WEST ALONG THE WEST-ERLY LINE OF SAID NORTH-EAST QUARTER OF NORTH- WEST QUARTER FOR 1290.98 FEET TO THE NORTHERLY RIGHT-OF-WAY OF AN UN- NAMED 60 FOOT WIDE ROADWAY; THENCE SOUTH 89-° 48' 10" EAST ALONG SAID NORTHERLY RIGHT- OF-WAY FOR 600.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT- OFWAY SOUTH 89-° 48' 10" EAST FOR 255.92 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RA- DIUS OF 30.0 FEET AND A DELTA ANGLE OF 90-°; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 47.12 FEET TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT- OF-WAY OF AN UNNAMED 60 FOOT WIDE ROADWAY; THENCE NORTH 0-° 11' 50" EAST ALONG SAID RIGHT- OF-WAY FOR 180.11 FEET; THENCE NORTH 89-° 48' 10" WEST FOR 286.16 FEET; THENCE SOUTH 0-° 07' 54" WEST FOR 210.11 FEET TO THE POINT OF BEGIN- NING. SUBJECT TO A 10 FOOT WIDE PUBLIC UTIL- ITY EASEMENT ALONG THE WESTERLY BOUNDARY Strap Number 21-43-25-00-00016.0190 Names in which assessed: ADAM KEITH HECK AND VELVA J. HECK REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 8, 2005, VEL-VA J HECK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03667L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001227 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: 23-13047 Year of Issuance 2023 Description of Property LOT 16, BLOCK 21, UNIT 3, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-03-00021.0160 Names in which assessed: NOMADIC BUILDERS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03691L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001229 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: 23-13056 Year of Issuance 2023 Description of Property LOT 2, BLOCK 31, UNIT 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-04-00031.0020 Names in which assessed: AMBITO LLC, AMBITO, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03692L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001239 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: 23-05872 Year of Issuance 2023 Description of Property LOT 32, UNIT NO. 2, MEAD VILLAS, AC- CORDING TO PLAT THERE- OF AS RECORDED IN PLAT BOOK 11, PAGE 99, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-24-P2-01900.0320 Names in which assessed: CAROLINA RESSUTTI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03663L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001239 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: 23-06805 Year of Issuance 2023 Description of Property THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS LOTS 25 AND 26 OF PALM CREEK PARK, AN UNRE- CORDED SUBDIVISION; LESS AND EXCEPT THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS THE SOUTH 1/2 OF LOT 25 OF PALM CREEK PARK, AN UNRECORDED SUBDIVI- SION Strap Number 14-43-25-00-00008.0180 Names in which assessed: MICHELE NELSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03666L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001198 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: 23-07153 Year of Issuance 2023 Description of Property LOT 24 OF UNRECORDED LAMPS SUB- DIVISION, BEING A POR- TION OF LOTS 24 AND 25 OF AN UNRECORDED PLAT KNOWN AS LAMPS SUB- DIVISION, DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE FRACTION OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 72 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CON- TINUE WESTERLY ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 100 FEET; THENCE RUN SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID FRACTION OF A SEC- TION FOR 165 FEET MORE OR LESS TO AN INTERSEC- TION WITH THE SOUTH LINE OF THE NORTH HALF (N-½) OF SAID FRACTION OF A SECTION; THENCE RUN EASTERLY ALONG SAID SOUTH LINE FOR 100 FEET; THENCE RUN NORTHERLY PARALLEL WITH AND 72 FEET WESTERLY FROM THE EAST LINE OF SAID FRAC- TION OF A SECTION FOR 165 FEET MORE OR LESS TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF- WAY FOR TICE STREET OVER AND ACROSS THE NORTH- ERLY 30 FEET, MORE OR LESS, THEREOF Strap Number 09-44-25-17-00024.0000 Names in which assessed: ALMA BOOMGAARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03669L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001284 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: 23-06550 Year of Issuance 2023 Description of Property UNIT 606, SOUTH POINTE SUB- DIVISION, LEE COUNTY, FLORIDA, AND MORE PAR- TICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWN- SHIP 45 SOUTH, RANGE 24 EAST, AND BEING A PART OF TRACT 2, OF SOUTH POINTE SUBDIVISION AS RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUB- LIC RECORDS OF SAID LEE COUNTY, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT A 4" X 4" CONCRETE MONU- MENT (SET BY DUANE HALL AND ASSOCIATES, INC. IN DECEMBER OF 1979) MARK- ING THE WEST END OF A CURVE HAVING A RADIUS OF 1220.00 FEET, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMELOT DRIVE (100 FEET WIDE) AS PER THE PLAT OF SAID SOUTH POINTE SUBDIVISION AND TO WHICH POINT A RADIAL LINE BEARS N 00-° 24' 16" E; THENCE N 89-° 44' 20" W ALONG A NON-TANGENT LINE TO SAID CURVE AND ALONG SAID RIGHT-OF-WAY FOR 125.38 FEET; THENCE S 00-° 37' 50" E FOR 113.49 FEET; THENCE S 89-° 37' 50" E FOR 100 FEET; THENCE S 00-° 37' 50" E FOR 493.97 FEET; THENCE S 35-° 54' 55" E FOR 43.58 FEET; THENCE S 89-° 54' 14" E FOR 466.97 FEET; THENCE S 00-° 16' 47" W FOR 45.20 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTIN- UE S 00-° 16' 47" W FOR 59.00 FEET; THENCE N 89-° 43' 13" W FOR 28.67 FEET; THENCE N 00-° 16' 47" E FOR 48.00 FEET; THENCE S 89-° 43' 13" E FOR 17.34 FEET; THENCE N 00-° 16' 47" E FOR 11.00 FEET; THENCE S 89-° 43' 13" E FOR 11.33 FEET TO THE POINT OF BEGINNING. Strap Number 21-45-24-42-00000.6060 Names in which assessed: DOROTHY WENGER, LESLIE WENGER, LOUIS WENGER, ROBERT WENGER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03664L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001093 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: 23-06749 Year of Issuance 2023 Description of Property THE LAND REFERRED TO HEREIN BE- LOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS: THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; TOGETHER WITH A RE- LOCATED DRIVEWAY EASE- MENT DESCRIBED IN OFFI- CIAL RECORDS BOOK 3007, PAGE 1317 TO 1321, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST COR- NER OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWN- SHIP 43 SOUTH, RANGE 25 EAST RUN N. 01 DEGREES 34' 10" W. ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION FOR 35.0 FEET TO THE NORTHERLY SIDE OF A ROAD AND DRAINAGE EASE- MENT; THENCE RUN S. 87 DEGREES 23' 33" W. ALONG SAID NORTHERLY SIDE FOR 79.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 87 DEGREES 23' 33" W. FOR 10.0 FEET, PASSING THROUGH A LOT CORNER SET 4.0 FEET FROM THE POINT OF BEGINNING; THENCE RUN N. 02 DE- GREES 36' 27" W. FOR 34.70 FEET TO AN ANGLE POINT; THENCE RUN N. 00 DE- GREES 02' 08" W. FOR 98.30 FEET TO AN ANGLE POINT; THENCE RUN N. 01 DEGREES 34' 05" W. FOR 167.92 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE RUN N. 87 DEGREES 26' 13"E. FOR 8.0 FEET, PASSING THROUGH A LOT CORNER AT 4.0 FEET; THENCE RUN S. 01 DEGREES 34' 05" E. FOR 167.92 FEET TO AN ANGLE POINT; THENCE RUN S. 00 DEGREES 24' 10" W. FOR 98.31 FEET TO AN ANGLE POINT; THENCE RUN S. 04 DEGREES 52' 21" E. FOR 34.69 FEET TO THE POINT OF BEGINNING. Strap Number 07-43-25-01-00000.003A Names in which assessed: MARK FITCH, PATRICIA A FITCH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03665L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001239 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: 23-06805 Year of Issuance 2023 Description of Property THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS LOTS 25 AND 26 OF PALM CREEK PARK, AN UNRE- CORDED SUBDIVISION; LESS AND EXCEPT THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS THE SOUTH 1/2 OF LOT 25 OF PALM CREEK PARK, AN UNRECORDED SUBDIVI- SION Strap Number 14-43-25-00-00008.0180 Names in which assessed: MICHELE NELSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03666L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001239 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: 23-06805 Year of Issuance 2023 Description of Property THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS LOTS 25 AND 26 OF PALM CREEK PARK, AN UNRE- CORDED SUBDIVISION; LESS AND EXCEPT THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUN- TY, FLORIDA, ALSO KNOWN AS THE SOUTH 1/2 OF LOT 25 OF PALM CREEK PARK, AN UNRECORDED SUBDIVI- SION Strap Number 14-43-25-00-00008.0180 Names in which assessed: MICHELE NELSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord- ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 11/18/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17, 2025 25-03666L

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LEGAL NOTICE

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CALL

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