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Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

OCTOBER 24 - OCTOBER 30, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 3021 Lee Boulevard

Lehigh Acres, FL 33971

Suzanne Ackerman

Kareena Hillard

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 11/11/2025 at 10:30am

Occupant Name Trevon Hicks

Description of Property 03032 Household Items 04041 Household Items Household Items 05061

October 24, 31, 2025 25-04159L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

20TH HIDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002850 Division p 7 IN RE: ESTATE OF JULIO GONZALEZ a/k/a JULIO FRANCISCO GONZALEZ Deceased.

The administration of the estate of JU-LIO GONZALEZ a/k/a JULIO FRAN-CISCO GONZALEZ, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 24, 2025.

Personal Representative: JULIE FRANCES ENRIQUEZ GONZALEZ

1260 NE 143rd St. North Miami, FL 33161 Attorney for Personal Representative: EILEEN A MAASTRICHT Attorney Florida Bar Number: 991351 MAASTRICHT LAW OFFICES 2825 N. University Dr., Suite 240 Coral Springs, FL 33065 Telephone: (954) 340-1551 Fax: (954) 954-827-3336 eileen@maastricht-law.com

Secondary E-Mail: legalassistant@maastrichtlaw.com October 24, 31, 2025 25-04269L

FIRST INSERTION

DUKE FARM STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 AND FISCAL YEAR 2025/2026 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Duke Farm Stewardship District ("District") will hold public hearings and a regular meeting as follows:

> DATE: November 14, 2025 TIME: 8:00 a.m. LOCATION: 28100 Bonita Grande Drive

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (the "2024/2025 Proposed Budget") as well as the proposed budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("2025/2026 Proposed Budget" and, along with the 2024/2025 Proposed Budget, the "Proposed Budgets"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours

Bonita Springs, FL 34135

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

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

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

District Manager October 24, 31, 2025 25-04166L

FIRST INSERTION

DUKE FARM STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Duke Farms Stewardship District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on November 14, 2025 at 8:00 a.m., at 28100 Bonita Grande Drive, Suite #106, Bonita Springs, Florida 34135. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions 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 such meeting. There may be an occasion where one or more supervisors will participate

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

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

District Manager

October 24, 2025

25-04167L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 17701 Summerlin Road Fort Myers, Fl 33908

The bidding will close on the website StorageTreasures.com and a high bidder will

Occupant Name Unit

be selected on **11/11/2025 at 10AM** Description of Property

Christopher J. Gulotta October 24, 31, 2025

Household Items

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at $2:30\,\mathrm{pm}$. Contents include personal property along with the described belongings to those individuals listed below.

1027	Angela Slager	Furniture, Appliances, Sportin
		Goods
1079	Hannah Cross	Clothing, Furniture, Boxes, Baş
1276	Kirk Williams	Electronics, Furniture, Boxes,
		Totes
1606	James Tuthill	Furniture, Clothing, Outdoor
		Goods
1616	James Tuthill	Furniture, Tools, Appliances
1645	Michele Mobilio	Bags, Book bag
1703	Alice Schlenther	Furniture, Artwork, Collectible
1596	Michael Trout	Boxes, Bags, Totes
1495	Jeffery Neace	Boxes, Tools, Sports Goods
1281	David Veronesi	Boxes, Tools, Sports Goods
1190	Jeffrey Heelan	Boxes, Bags, and Totes
1623	mariah mccoy	Toys, Boxes, Sporting Goods

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388

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.selfstorageauction.com on 11/11/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Eugene Coriell unit #505; Trey Link unit #554; Darlene Pinard unit #815; Paul Rutterbush unit #828. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. 25-04162L October 24, 31, 2025

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the 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 11/11/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Isaac Marina unit #00110; Tiffany Gallagher unit #00519; Michael Livingston unit #3117. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

25-04163L October 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT $\begin{array}{c} \text{COURT IN AND FOR LEE COUNTY,} \\ \text{FLORIDA} \end{array}$

PROBATE DIVISION 25-CP-3201 IN RE: ESTATE OF: DEAN GERMAIN MYERS

DeceasedThe administration of the estate of DEAN GERMAIN MYERS, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

Florida Statutes.

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

The date of first publication of this notice was or shall be: October 24,

Personal Representative: Donal J. Gross Jr., 2797 1st Street, Unit 1003,

Fort Myers, FL 33916 Attorney for Personal Representative: /s/ Alexis A. Sitka, P. A. Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Alexis@sitkalaw.com October 24, 31, 2025 25-04270L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2758 IN RE: ESTATE OF JOHN L. McDONNELL,

Deceased. The administration of the estate of JOHN L. McDONNELL, deceased, whose date of death was JUNE 21, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is Lee County Justice Center, Court Administration,

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 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 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 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 24, 2025

/S/ JLM JOHN L. McDONNELL, JR. Personal Representative

229 CARDINAL DRIVE, CONSHOHOCKEN, PA 19428 MYANDA RATCLIFF, ESQ.

Attorney for Personal Representative Email Addresses: myanda@jenhensleylaw.com jen@jenhensleylaw.com lisa@jenhensleylaw.com Florida Bar No. 1047541 Hensley Law Offices, LLC 5190 26th Street West,

Bradenton, Florida 34207-2200 T: (941) 755-8583 October 24, 31, 2025

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003047 IN RE: ESTATE OF JOHN PAUL YANOCHKO Deceased.

The administration of the estate of JOHN PAUL YANOCHKO, deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is $2075~\mathrm{Dr}$ 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 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 24, 2025.

Personal Representative: KAY F. YANOCHKO

14871 Hole In One Circle #102 Fort Myers, Florida 33919 Attorney for Personal Representative: SHELLY A. GALLAGHER Attorney

Florida Bar Number: 0046371 3411 Magic Oak Lane Sarasota, FL 34232 Telephone: 941-312-5202 Fax: (941-952-1094

E-Mail: sgesq@shellygallagherlaw.com October 24, 31, 2025

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

LEE COUNTY

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-3245 IN RE: ESTATE OF KENNETH ALLEN BERDICK, Deceased.

The administration of the Estate of KENNETH ALLEN BERDICK, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

ELIZABETH BERDICK Personal Representative

/S/ RICHARD M. RICCIARDI, JR RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. $2050~\mathrm{McGregor}$ Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org

October 24, 31, 2025

FIRST INSERTION

IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CC-3911 Civil Division Landlord/Tenant Action

NOTICE OF ACTION

JAMAICA BAY - VENTURE III, LLC d/b/a JAMAICA BAY VILLAGE,

ROBERT M. HARRISON; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF ROBERT M HARRISON AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED and BARBARA HARRISON TRUSTEE; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF BARBARA HARRISON AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED

Defendants.TO: Defendants, Robert M. Harrison and Barbara Harrison YOU ARE NOTIFIED that an action

for damages within the jurisdictional limits of this court to evict a residential mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by

Section 723.061, Florida Statutes, on the following personal property in Lee County, Florida:

25-04279L

1980 Twin 51 Mobile Home General without land. #T2397268A, VIN 0017457745, and 397268B, Title #T2397268B. No. 0017457746, located at 16 Nagua Ct, Lot #251, Fort Myers, Florida in Jamaica Bay Village

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo and Grace E. Desmond, Plaintiff's attorney, whose address is Lutz, Bobo, Telfair, P.A., 2 North Tamiami Trail. Suite 500, Sarasota, Florida 34236, on or before November 26, 2025 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

DATED on 10/17/2025.

Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: N Wright-Angad Deputy Clerk

J. Matt Bobo and Grace E. Desmond, Plaintiff's attorney, Lutz, Bobo, Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236 Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

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

CASE NO.: 2025-CA-004299 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES

Plaintiff, v. RAUL GARZON, et al., Defendants.

TO: Martino A. Rao 7991 Sandel Wood Circle W

Fort Myers FL 33908 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:

Lots 53 and 54, Block 133, CAPE CORAL UNIT FOUR, PART TWO, according to the plat thereof as recorded in Plat Book 12, Page(s) 13 to 22, inclusive, in 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, within thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have

hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this day of 10/17/2025,

Kevin C. Karnes as Clerk of the Circuit Court of Lee County, Florida (SEAL) By: N Wright-Angad DEPUTY CLERK

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 October 24, 31, 2025 25-04288L

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu.

or email

legal@businessobserverfl.com **Observe**l



FIRST INSERTION

NOTICE OF MEETINGS RENAISSANCE 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 Renaissance Community Development District will be held at The Club at Renaissance, 12801 Renaissance Way, Fort Myers, FL 33912.

MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; THE SECOND MONDAY OF EVERY MONTH AT 9:00 AM

Monday, November 10, 2025 Monday, December 8, 2025 Monday, January 12, 2026 Monday, February 9, 2026 Monday, March 9, 2026 Monday, April 13, 2026 Monday, May 11, 2026 Monday, June 8, 2026 Monday, July 13, 2026 Monday, August 10, 2026 Monday, September 14, 2026

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

There may be occasions when one or more Supervisors may participate by remote communications technology. At the meeting location, there may be present communications technology so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by remote communication technology.

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

Each person who decides to appeal an action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon such appeal is to be based.

Calvin Teague District Manager October 24, 2025

25-04280L

FIRST INSERTION

NOTICE OF FINAL REPORT AND PETITION FOR DISCHARGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA PROBATE DIVISION Case No.: 23-GA-15 IN RE: GUARDIANSHIP OF DAVID A. BJORK, Ward.

PLEASE TAKE NOTICE that a Florida guardianship proceeding of David A. Bjork (the Ward) is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The name of the Ward is David A. Bjork. The file number of the Florida guardianship is 23-GA-15. The name and address of the Florida guardian is Steven M. Jacobs, 10 Henchman St. Unit 5F, Boston, MA 02113. The name and address of the Florida guardian's attorney are set forth below. A Final Report and a Petition for Discharge has been filed with the Florida Court upon the grounds of change of domicile of the Ward from Fort Myers, Lee County, Florida, to Boston, Suffolk County, Massachusetts. The name and address of the foreign guardian is Steven M. Jacobs, 10 Henchman St. Unit 5F, Boston, MA 02113. The name and address of the foreign guardian's attorney

NOTICE OF ACTION

IN THE CIRCUIT COURT

OF THE TWENTIETH

JUDICIAL CIRCUIT

AND FOR LEE COUN

FLORIDA

CASE NO.: 25-CA-003387

Last Known Residence: 1608 SW 13th

TO: Unknown Spouse of Phylicia Car-

Last Known Residence: 1608 SW 13th

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in LEE County, Florida:

LOTS 13 AND 14, BLOCK

4822, CAPE CORAL UNIT 71, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 22.

PAGES 88 THROUGH 107,

Notice of Sale

Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery

as agent w/ power of attorney will sell the following vehicle(s) to the highest

bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner

may redeem vehicle for cash sum of

lien; inspect 1 week prior @ the lienor

LAKEVIEW LOAN SERVICING.

PHYLICIA CAROLE SAUCIER;

TO: Phylicia Carole Saucier

Ter Cape Coral, FL 33991

Ter Cape Coral, FL 33991

Plaintiff VS

Defendant(s).

ole Saucier

et al.,

is Gary Zalkin, Eq., 8 Pleasant St. S., Ste. C. South Natick, MA 01760. The guardian will apply for discharge on October 16, 2025. The jurisdiction of the Ward will be transferred to the foreign jurisdiction of Boston, Suffolk County, Massachusetts. Any objection to the Final Report or the Petition for Discharge shall be in writing and shall state with particularity each item to which the objection to the Final Report or the Petition for Discharge is directed and the grounds on which the objection is based. Any objection to the Final Report or the Petition for Discharge shall be filed within the later of thirty (30) days from the date of service of the Final Report and Petition for Discharge or the date of first publication of the notice. Within ninety (90) days after filing of the objection, a notice of hearing thereon shall be served or the objection is abandoned.

The date of first publication of this notice is October 24, 2025. Matthew A. Linde, Esq. Florida Bar No: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.comcourtfilings@lindegould.com October 24, 31, 2025 25-04165L

INCLUSIVE, OF THE PUBLIC

RECORDS OF LEE COUNTY,

has been filed against you and you

written defenses, if any, to it on AL-

DRIDGE PITE, LLP, Plaintiff's attor-

nev, at 401 W. Linton Blvd. Suite 202-

B Delray Beach, FL 33444, within 30

days of publication, and file the origi-nal with the clerk of this court either

before service on Plaintiff's attorney

or immediately thereafter; otherwise a

default will be entered against you for

the relief demanded in the complaint

facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date November 14th 2025 @

10:00 AM at each individual repair facility. 41250 2016 Chrysler VIN#:

1C3CCCAB7GN141154 Repair Facility:

Cape Coral Dodge Chrysler Jeep Ram 2200 NE Pine Island Rd Cape Coral

239-500-0000 Lien Am
t $\$1,\!464.19$

October 24, 2025

Kevin C. Karnes

As Deputy Clerk

25-04287L

25-04168L

As Clerk of the Court (SEAL) By: N Wright-Angad

FLORIDA.

or petition.

are required to serve a

Dated on 10/17/2025.

ALDRIDGE PITE, LLP.

Delray Beach, FL 33444

October 24, 31, 2025

Plaintiff's attorney

Suite 202-B

1184-2629B

Ref# 12830

FIRST INSERTION

401 W. Linton Blvd.

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-002853 TRUIST BANK, Plaintiff, vs.

MICHAEL EVERETT JINKS, et al., Defendant. To: PHILIP W. SCHULTZ, 12366 WOODROSE CT UNIT 1, FORT MY-

ERS, FL 33907 UNKNOWN SPOUSE OF PHILIP W. SCHULTZ, 12366 WOODROSE CT UNIT 1, FORT MYERS, FL 33907 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

BUILDING NO. 12366, UNIT NO. 1, PARKWOODS VII, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, RUN SOUTH 01 DEGREE 11 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) FOR 1842.94 FEET; THENCE RUN NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST FOR 133.51 FEET; THENCE RUN SOUTH 01 DEGREE 11 MINUTES 36 SECONDS EAST FOR 80.83 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BE-GINNING RUN NORTH 88

DEGREES 48 MINUTES 24 SECONDS EAST FOR 31.00 FEET; THENCE RUN SOUTH 01 DEGREE 11 MINUTES 36 SECONDS EAST FOR 36.33 FEET; THENCE RUN SOUTH 88 DEGREES 48 MINUTES 24 SECONDS WEST FOR 31.00 FEET; THENCE RUN NORTH 01 DEGREE 11 MINUTES 36 SECONDS WEST FOR 36.33 FEET TO THE POINT OF BE-GINNING. BEARINGS ARE FROM RECORDED PLAT OF PINE MANOR, UNIT 6, PLAT BOOK 12, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL NUMBER: 14-45-24-

02-12366.0010 has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Keith Ustler, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 10/17/2025

Kevin C. Karnes CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad

Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-11154FL October 24, 31, 2025 25-04285L

FIRST INSERTION

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

CASE NO.: 25-CA-003228 LAKEVIEW LOAN SERVICING.

PLAINTIFF, VS. BRYAN TREA, ET AL., DEFENDANT(S).

TO: NEFTALY EXPRESS, CORP., c/o MARTINEZ, JUNIOR, Registered

Last Known Address:, 15393 SW 20

ST., Miami, FL 33185 Current Residence: UNKNOWN TO: NEFTALY EXPRESS, CORP., c/o MARTINEZ, JUNIOR, Registered

Last Known Address:, 5000 SW 141st Ave #141, Miramar, FL 33027 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lots 52 and 53, Block 3943,

Cape Coral Unit 54, subdivision, according to the map or plat thereof on file in the office of the clerk of the circuit court, recorded in Plat Book 19, Page 79, public records of Lee County,

Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210

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

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

this Court this day of 10/17/2025,

KEVIN C. KARNES As Clerk of Court (SEAL) By: N Wright-Angad As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 25FL935-0247

October 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-3155 IN RE: ESTATE OF THERESA MARY WEIR a/k/a THERESA M. WEIR, Deceased.

The administration of the estate of Theresa Mary Weir a/k/a Theresa M. Weir, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Lee County, FL, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 24, 2025

Robert Timothy Weir Personal Representative

4520 Coronado Pkwy Cape Coral, FL 33904 Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com

court filings@cape coral attorney.comOctober 24, 31, 2025

25-04278L

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that Elvin Rodriguez, desiring to engage in business under the fictitious name of Trinity Pool & Water Service located at 7901 4th St N STE 300, St. Petersburg,

FL 33702, Florida, intends to register said name Lee County with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes. October 24, 2025

25-04281L

--- PUBLIC SALES / ESTATE ---

LEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003227 IN RE: ESTATE OF JOHN H. FREUND,

Deceased.The administration of the estate of JOHN H. FREUND, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Lee County County, Florida, Probate Division, the address of which is Lee County. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 24, 2025.

> Personal Representatives: SUSAN W. FREUND 16862 Captiva Drive Captiva, FL 33924 PETER B. FREUND 210 Hook Road Bedford, NY 10506 EMILY MCFADDEN 4 Ashland Avenue

Manchester By The Sea, MA 01944 Attorney for Personal Representatives: JEFFREY T. TROIANO Florida Bar No. 0031557 Williams Parker Harrison Dietz &

Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236Telephone: 941-366-4800 Designation of Email Addresses for

Primary: jtroiano@williamsparker.com Secondary:spark@williamsparker.com October 24, 31, 2025 25-04333L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003165 IN RE: ESTATE OF ROBERT MILOSLAV TONAR, AKA ROBERT M. TONAR,

Deceased. The administration of the estate of ROBERT MILOSLAV TONAR, aka ROBERT M. TONAR, deceased, whose date of death was March 11, 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 attor-

ney are set forth below.

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

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

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 SEC-TION 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 24, 2025.

Personal Representative: /s/ William Tonar WILLIAM TONAR

139 Sabal Drive Fort Myers Beach, FL 33931 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 24, 31, 2025 25-04338L

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-3195 Judge: MTM IN RE: ESTATE OF CARMELO BAGLIONE,

Deceased.The administration of the estate of CARMELO BAGLIONE, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court of the Twentieth Judicial Circuit, in and 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: /s/ John Baglione JOHN BAGLIONE, Petitioner & Personal Representative

1 Hunt Court,

Roslyn, NY 11576 Attorney for Personal Representative: /s/ Mark Alderuccio Mark J. Alderuccio, Esquire Attorney for Petitioner, JOHN BAGLIONE Florida Bar No. 0056110 10641 Airport Rd North, Suite #32 Naples, FL 34109 Telephone: (239) 330-1290 Email: Mark@Alderucciolegal.com Service Email:

Service@Alderucciolegal.com25-04332L October 24, 31, 2025

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-3217 IN RE: ESTATE OF RONALD FOX.

Deceased. The administration of the estate of Ronald Fox, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and address es of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 24, 2025. Susan Fox.

Personal Representative Randall Fox, Personal Representative

/s/ Matthew A. Linde Matthew A. Linde, Esq. Florida Bar No: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.com courtfilings@lindegould.com Attorney for the Personal Representatives October 24, 31, 2025 25-04334L

FIRST INSERTION

FIRST INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

[EXPANSION PARCEL]

Notice is hereby given that the Saltleaf Community Development District ("Dis-

trict") intends to use the uniform method of collecting non-ad valorem assessments

to be levied by the District pursuant to Section 197.3632, Florida Statutes. The

Board of Supervisors of the District will conduct a public hearing on Friday, Novem-

ber 21, 2025, at 3:00 p.m. at the Estero Community Church, 21115 Design Parc Ln.,

rizing the District to use the uniform method of collecting non-ad valorem assess-

ments to be levied by the District on the Expansion Parcel, which was added to the

District pursuant to an Ordinance adopted by the Board of County Commissioners

of Lee County, Florida. The District may levy non-ad valorem assessments for the

purpose of financing, acquiring, maintaining and/or operating community develop-

ment facilities, services and improvements within and without the boundaries of the

District. Owners of the properties to be assessed and other interested parties may

appear at the public hearing and be heard regarding the use of the uniform method

The public hearing is open to the public and will be conducted in accordance with

the provisions of Florida law. The public hearing may be continued to a date, time,

and place to be specified on the record. There may be occasions when Board Supervi-

Any person requiring special accommodations at this hearing because of a disabil-

ity or physical impairment should contact the District Manager, c/o Wrathell, Hunt

and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431,

Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. 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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that person will need a record

of proceedings and that accordingly, the person may need to ensure that a verbatim

record of the proceedings is made, including the testimony and evidence upon which

paring is to consider the adoption of a re-

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA

CIVIL DIVISION CASE NO. 25-CP-002772 IN RE: The Estate of Mary Carey Lukins a/k/a Mary C. Lukins, Deceased.

The administration of the estate of Mary Carey Lukins a/k/a Mary C. Lukins, deceased, whose date of death was May 25, 2023, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post OFice 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

Estero, Florida 33928.

VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is October 24, 2025. Personal Representatives: Charlene J. Ivey Valorie K. Breen

Attorney for Personal Representatives: ALLAN T. GRIFFITH P.A. 2100 McGregor Boulevard Fort Myers, FL 33901 (239) 334-9199 allan@allantgriffith.com Allan T. Griffith, Esquire Florida Bar #173669 October 24, 31, 2025 25-04336L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-3194 IN RE: ESTATE OF MARTHA MARIE PERRON, Deceased.

The administration of the estate of Martha Marie Perron, deceased, whose date of death was August 28, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is October 24, 2025. Scott Perron

Personal Representative 119 Iroquois Street

Elk Rapids, MI 49629 Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com

courtfilings@capecoralattornev.com October 24, 31, 2025 25-04339L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA CIVIL DIVISION CASE NO. 25-CP-003189 IN RE: The Estate of Ronald Nicholas Popa aka Ronald N. Popa. Deceased.

The administration of the estate of Ronald Nicholas Popa aka Ronald Nicholas Popa, deceased, whose date of death was July 24, 2025, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is October 24, 2025.

Personal Representatives: Cristina A. Popa

Attorney for Personal Representatives: ALLAN T. GRIFFITH P.A 2100 McGregor Boulevard Fort Myers, FL 33901 (239) 334-9199 $all an @\, all ant griff ith. com$ Allan T. Griffith, Esquire October 24, 31, 2025 25-04335L

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-3168 IN RE: ESTATE OF JOHN J. GALLO,

The administration of the estate of John J. Gallo, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL. 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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 BE-FORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

notice is October 24, 2025. Laurie Jean Taillefer. Personal Representative

Mountain Green, UT 84050 /s/ Matthew A. Linde Matthew A. Linde, Esq Florida Bar No: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.com courtfilings@lindegould.com Attorney for the Personal

ida Statutes, applies, or may apply, unless a written demand is made by a

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

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

3847 Willow Creek Road

Representative October 24, 31, 2025

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE

The date of first publication of this

25-04337L

District Manager.

such appeal is to be based.

District Manager October 24, 31; November 7, 14, 2025

of collecting such non-ad valorem assessments.

sors or District Staff may participate by speaker telephone.

25-04343L



Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices We offer an online payment portal for easy credit card payment Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386**

or email legal@businessobserverfl.com

To publish your legal notice call: 941-906-9386

LEE COUNTY

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT The Department of Environmental Protection gives notice of its intent to

issue a permit to Matthew E. Palermo and Dana M. Neber-Palermo at the westerly 51 feet of Lot 11, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County at 4236 Pine Island Rd., Parcel ID 4-44-22-01-00001.011A, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 51 feet of seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 1.488 cubic vards of backfill over approximately 5,100 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall instal-

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

lation and backfilling.

The application file is available online and can be accessed through the Department's Information Porhttps://prodenv.dep.state. at: fl.us/DepNexus/public/electronicdoc uments/ERP 452900/facility!search. If you have any questions or are experiencing difficulty viewing the electronic application, please call Jonathan Guinn at 239-344-5650 or email at Jonathan. guinn@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120,569 and 120,57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation is not available in this pro-

ceeding. The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190. Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025 25-04351L

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to One Matlacha, LLC, at Lot 21, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County at 4271 Pine Island Rd., Folio #10014852. Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 59 feet of seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 1,274 cubic yards of backfill over approximately 5,900 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the envi-

ronmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120,569 and 120,57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 0271633. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby. Schwetje@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known:

(b) The name, address, any email

FIRST INSERTION

address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

(c) A statement of when and how the netitioner received notice of the agency decision;

nation;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action:

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department. October 24, 2025 25-04349L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Frank A. Raymond, III and Dawn M. Raymond, Co-Trustees of the Raymond Revocable Living Trust Agreement dated the 20th day of November 2023 at 4250 Pine Island Rd., Folio #10014843, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 61 linear feet of seawall of concrete seawall along the rear property $\,$ line, two 100-linear-foot concrete seawalls along the side property lines, 360 square feet of riprap and placement of 1,660 cubic yards of backfill backfill over approximately 6,100 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 256891. If you have any questions or are experiencing difficulty viewing the electronic application, please call Jonathan Guinn at 239-344-5650 or email at Jonathan.guinn@ floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

(c) A statement of when and how the petitioner received notice of the agency

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that

person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation is not available in this pro-

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and . Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

ceeding.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190. Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025 25-04352L

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Laura Smith at Lot 22, Block 1. Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, Parcel ID 24-44-22-01-00001.0220, 4261 Pine Island Rd., Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 95 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 1,812 cubic yards of backfill over approximately 9,500 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and

backfilling. The Department will issue the environmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 0271633. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby. Schwetje@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

FIRST INSERTION

(c) A statement of when and how the petitioner received notice of the agency

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

accordance with Rule 62-In 110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. Under Rule 62-110.106(4), F.A.C., a

person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025 25-04350L

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily

available or independently verified. Newspaper legal notices fulfills all of those standards.



--- PUBLIC SALES ---

LEE COUNTY

FIRST INSERTION

(b) The name, address, any email NOTICE OF INTENT TO ISSUE address, any facsimile number, and PERMIT The Department of Environmental telephone number of the petitioner; the Protection gives notice of its intent to name, address, and telephone number issue a permit to Katrina Longo-Berge of the petitioner's representative, if any, and Stephen J. Berge, Trustees of the which shall be the address for service Berge Family Trust, dated January 14, purposes during the course of the proceeding; and an explanation of how the 2021, at Lot 10, Block 1, Pine Island Fill petitioner's substantial interests are or Subdivision, as recorded in Plat Book 8. Page 86, Public Records of Lee County, will be affected by the agency determi-Parcel ID 24-44-22-01-00001.0100, (c) A statement of when and how the 4244 Pine Island Rd., Matlacha, Florida 33993, in Section 24, Township 44 petitioner received notice of the agency South, Range 22 East, in Lee County to construct 58 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along

the side property lines, and placement

of 1,929 cubic yards of backfill over ap-

proximately 5,800 square feet of pri-

vately-owned, partially submerged land

to level the area landward of the new

seawalls. All remaining structures, pil-

ings, and Hurricane Ian-related debris

will be removed prior to seawall instal-

The Department will issue the envi-

ronmental resource permit and letter of consent, unless a timely petition for

an administrative proceeding is filed

pursuant to the provisions of Sections

120.569 and 120.57, F.S. On the filing

of a timely and sufficient petition, this

action will not be final and effective

until further order of the Department.

Because the administrative hearing

process is designed to formulate final

agency action, the hearing process may

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action or even denial of the application.

online and can be accessed through

the Department's Information Por-

tal at: https://prodenv.dep.state.fl.us/

DepNexus/public/electronicdocu

ments/ERP_253639/facility!search. If

you have any questions or are experiencing difficulty viewing the electronic

application, please call Jonathan Guinn

at 239-344-5650 or email at Jonathan.

A person whose substantial interests

are affected by the Department's ac-

tion may petition for an administrative

proceeding (hearing) under Sections

120.569 and 120.57, F.S. Pursuant to

Rule 28-106.201, F.A.C., a petition for

an administrative hearing must contain

(a) The name and address of each

agency affected and each agency's file or

identification number, if known;

guinn@floridadep.gov.

the following information:

The application file is available

lation and backfilling.

(d) A statement of all disputed issues

of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

25-04345L October 24, 2025

NOTICE OF INTENT TO ISSUE

PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Richard Ferns, Kristen Ferns, Erich P. Maerz, and Megan A. Maerz at the east 35 feet of Lot 23, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, 4245/4247 Pine Island Rd., Folio #10014855, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 31 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 181 cubic yards of backfill over approximately 3,604 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 452885. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby. Schwtje@FloridaDEP.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email

FIRST INSERTION

address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination:

(c) A statement of when and how the petitioner received notice of the agency decision:

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025

FIRST INSERTION

NOTICE OF INTENT TO ISSUE

PERMIT The Department of Environmental Protection gives notice of its intent to issue a permit to Carol L. Granger, Trustee of the Carol V. Granger Trust Agreement dated August 27, 2013, at 4226 Pine Island Rd., Matlacha, Florida 33993, Parcel ID 24-44-22-00-00032.0010, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 50 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 383 cubic yards of backfill over approximately 5,000 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 452885. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Jonathan Guinn at 239-344-5650 or via email at Jonathan. Guinn@FloridaDEP.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and

telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

(c) A statement of when and how the petitioner received notice of the agency

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action:

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts re-late to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's

proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within **21 days** of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion compliance with Rule 28-106.205,

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahas-see, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted

Mediation is not available in this pro-

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373,114(1) or 373,4275, E.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025 25-04347L

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to One Matlacha, LLC, at Lot 20, less the Westerly 8 feet thereof, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County at 4277 Pine Island Rd., Folio #10014851, Matlacha Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 31 feet of seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 614 cubic yards of backfill over approximately 3,100 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and

The Department will issue the environmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 0271633. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby. Schwetje@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

FIRST INSERTION

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules

or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by

the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received) by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of

accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of

that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106,205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee. Florida 32399- 3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a

petition until the request is acted upon.
Mediation is not available in this pro-

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the De-

partment. Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard. Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the De-

October 24, 2025 25-04348L

PUBLISH YOUR LEGAL NOTICE

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

941-906-9386 or email legal@businessobserverfl.com



--- PUBLIC SALES ---

LEE COUNTY

NOTICE OF INTENT TO ISSUE

PERMIT The Department of Environmental Protection gives notice of its intent to issue a permit to Matlacha II, LLC, at Lot 17 and the Northerly one (1) foot of Lot 16. Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County,4309-4311 Pine Island Rd., Folio #10014848, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 77 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 1,729 cubic yards of backfill over approximately 7,700 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall

installation and backfilling. The Department will issue the environmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the applica-

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 0271633. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby.

Schwetje@floridadep.gov.
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following informa-

(a) The name and address of each agency affected and each agency's file or

FIRST INSERTION identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination:

(c) A statement of when and how the petitioner received notice of the agency decision:

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate:

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes;

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate

time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399- 3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the De-Once this decision becomes final,

any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025 25-04359L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Alvin W. Ruck, Jr., as Trustee of the Melissa J. Ruck GST Exempt Family Trust, as created under the Melissa J. Ruck 1998 QTIP Declaration of Trust Dated July 24, 1998, at Lot 8, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, Parcel ID 24-44-22-01-00001.0080 4256 Pine Island Rd., Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 50 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 1,477 cubic yards of backfill over approximately 5,000 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Porat: https://prodenv.dep.state. fl.us/DepNexus/public/electronicdoc uments/ERP 452933/facility!search. If you have any questions or are experiencing difficulty viewing the electronic application, please call Jonathan Guinn at 239-344-5650 or email at Jonathan. guinn@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each

FIRST INSERTION

agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action:

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time

period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

October 24, 2025

FIRST INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-005237 HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

FRED L. PASSKIEWICZ,

Defendant. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 20, 2025, at 9:00 A.M. via electronic sale at www.lee. realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 21 in Condominium Parcel 114 of HURRI-CANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all

mendments thereto if any pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

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.

WITNESS my hand and official seal of said Court this 10/22/2025 KEVIN C. KARNES,

CHECK OUT YOUR

LEGAL NOTICES

floridapublicnotices.com

CLERK OF COURT (SEAL) By: T. Mann Deputy Clerk Michael J. Belle, Esquire

Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 $\dot{service@michaelbelle.com}$ 49381 / 11-23662 October 24, 31, 2025

25-04356L

Done Done 0

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Island Refuge, LLC at Lot 15 and 16, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County 4317 Pine Island Rd., Parcel ID 24 44 22 01 00001 0150, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 56 linear feet of concrete seawall along the rear property line, two 100-linear-foot concrete seawalls along the side property lines, and placement of 989 cubic yards of backfill over approximately 5,600 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall instal-lation and backfilling.

The Department will issue the environmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/ DepNexus/public/searchPortal using Facility/Site ID: 0271633. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby. Schwetje@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known:

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determi-

(c) A statement of when and how the petitioner received notice of the agency

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate:

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant. and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of

that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the De-

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

25-04358L October 24, 2025

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 25-CA-001353

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK et al., Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Final Judgment of Foreclosure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County Florida, wherein FREEDOM MORT-GAGE CORPORATION, is Plaintiff, and · CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REP-RESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPAT-RICK A/K/A BRIAN R. KIRKPAT-RICK CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK, JENNIFER MARIE KIRKPATRICK, KENNETH LING-SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRK-PATRICK A/K/A BRIAN R. KIRK-PATRICK, and AQUA FINANCE, INC

are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. online at www.lee.realforeclose.com on the 15th day of January, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judg-

LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Also known as 2228 NW 7TH

TER, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 10/21/2025

Kevin Karnes Clerk of Court, Lee County (SEAL) By: T Mann Deputy Clerk of Court October 24, 31, 2025 25-04342L

FIRST INSERTION

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

Case No. 25-CA-005208 **Civil Division** Landlord/Tenant Action MHC BUCCANEER ESTATES, L.L.C. d/b/a BUCCANEER ESTATES,

CAMERON COCHRAN, LESLEY ANNE STAPLES and RAYMOND EARL ASPER, Defendants.

TO: Defendant, Cameron Cochran YOU ARE NOTIFIED that an action for damages within the jurisdictional limits of this court to evict a residential mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by Section 723.061, Florida Statutes, on the following personal property in Lee

County, Florida: 1979 COMM double wide without land, VIN #CC6697AFLA, Title No. 0016529136 and VIN #CC6697BFLA, Title No.

0016529137, located at 283 Blue Beard Drive, Lot #283, North Fort Myers, Florida in Buccaneer Estates

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo, Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before December 01, 2025 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

DATED on October 21, 2025.

Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk

J. Matt Bobo, Plaintiff's attorney, Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236

Oct. 24, 31; Nov. 7, 14, 2025 25-04340L



CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2195 IN RE: ESTATE OF JOHN C. ARENDES,

Deceased. The administration of the estate of John C. Arendes, deceased, whose date of death was March 25, 2025. File Number 2025-CP-2195, 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 has been served must file their claims within this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER 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.

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: Joann P. Arendes

16056 Marche Place Bonita Springs, FL 34135 Attorney for Personal Representative: Anthony J. Dimora, Esquire Florida Bar Number: 0092347 WOODWARD, PIRES & LOMBARDO, P.A. 606 Bald Eagle Drive, Suite #500 Marco Island, Florida 34145 Telephone Number: (239) 394-5161 Primary E-Mail: adimora@wpl-legal.com Secondary E-Mail: aelbe@wpl-legal.com October 24, 31, 2025 25-04320L

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. 22-CA-002915

AMERICAN FINANCIAL NETWORK, INC., Plaintiff, vs.

TIMOTHY C. CLARK, SR, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated October 04, 2023, and entered in 22-CA-002915 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein AMERICAN FINANCIAL NET-WORK, INC. is the Plaintiff and TIM-OTHY C. CLARK, SR; UNKNOWN SPOUSE OF TIMOTHY C. CLARK, SR 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 November 13, 2025, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED IN OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID PARCEL BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

CORRECTIVE DESCRIPTION FOR PARCEL "B":

COMMENCING SOUTHEAST CORNER OF SAID SECTION 18 RUN NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18 FOR 1802.78 FEET TO THE SOUTHWEST-ERN RIGHT OF WAY LINE OF RAILROAD: THENCE NORTH 45 DEGREES 46 MIN-UTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 1929.63 FEET; THENCE SOUTH 89 DEGREES 33 MIN-UTES 59 SECONDS WEST FOR 938.28 FEET TO THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST FOR 927.23 FEET TO A POINT ON THE SOUTH-WESTERLY RIGHT OF WAY OF AFORESAID S.C.L. RAIL-ROAD; THENCE SOUTH 45 DEGREES 46 MINUTES 03

SECONDS EAST ALONG SAID RIGHT OF WAY FOR 661.00 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 49 SECONDS WEST FOR 659.52 FEET TO THE POINT OF BE-

GINNING. SUBJECT TO: THAT PORTION OF THE INGRESS & EGRESS EASEMENTS AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 3188 AT PAGE 4490 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEARINGS MENTIONED

HEREIN ARE BASED UPON SOUTHWESTERLY THE RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD BEING NORTH 45 DEGREES 46 MINUTES 46 45 DEGREES AS SECONDS WEST.
TOGETHER WITH

THE TOGETHER FOLLOWING DESCRIBED PARCEL FOR AN EGRESS & INGRESS EASEMENT. BE-GINNING AT THE AFORE-SAID POINT "A" THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS WEST 525.18 FEET TO THE EASTERLY RIGHT OF WAY OF SLATER ROAD; THENCE NORTH 0 DEGREES 57 MIN-UTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 43.96 FEET; THENCE SOUTH 89 DEGREES 05 MIN-UTES 33 SECONDS EAST 45.0 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST 480.18 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 01 SECONDS EAST 44.0 FEET TO THE POINT OF BEGINNING. Property Address: 18590 SLAT-ER ROAD, NORTH FORT MY-

ERS, 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 in accordance with Florida Statutes, Section

Dated this 10/20/2025

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

25-04318L

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 22-033906 - MaM

October 24, 31, 2025

NOTICE OF DEFAULT AND INTENT TO FORECLOSE Sanibel Beach Club II-South

STATE OF FLORIDA, COUNTY OF Pursuant to Section 721.855, Florida

Statutes, Sanibel Beach Club II Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Sanibel Beach Club II Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Sanibel Beach Club II Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium. recorded in Official Records Book 1287, at Page 701, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Sanibel Beach Club II Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Sanibel Beach Club II Association, Înc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If

you fail to cure the default as set forth

in this notice or take other appropri-ate action with regard to this foreclo-

sure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the

amounts secured by the lien. Dated: October 22, 2025 By: Harry Klausner, Esq., as Trustee EXHIBIT "A" - Legal Description of property being foreclosed and sold: UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF SANI-BEL BEACH CLUB II-SOUTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-MINIUM AND EXHIBITS THERE-OF AS RECORDED IN OFFICIAL RECORDS BOOK 1287, AT PAGE 701, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY. Owner(s) & Obligor(s)*** / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date Last known mailing address

Gary P Anderson and Rebeca Ellen Anderson / Unit Number 3B Week Number 43 / February 1, 2025 / 2025000155754 / \$5,142.96 / \$2.25 / 4022 Highfield Rd, Royal Oak, MI

Robert T Auger Jr and Linda Shea Unit Number 6B Week Number 6 and Unit Number 7A Week Number 7 / February 1, 2025 / 2025000155754 / \$5,699.89 / \$2.51 / PO Box 267, 49 Falls Rd, Moodus, CT 06469

William Balsiger and Theresa Balsiger Unit Number 8A Week Number(s) 19 & 20 / February 1, 2025 / 2025000155754 \$9,025.28 / \$4.06 / 21303 Peoria Loop Rd, Raymond. OH 43067

Alfonso Buscemi / Unit Number 2A Week Number(s) 34 & 35 / February 1, 2025 / 2025000155754 / \$8,994.56 / \$4.04 / 2500 Mann Rd, Lot 21,

FIRST INSERTION

Clarkston, MI 48346-4240 Holly R Cheyney and Robert F Cheyney and Mary K Cheyney / Unit Number 8D Week Number 37 / February 1, 2025 2025000155754 / \$5,130.11 / \$2.24 / 34128 Grant Ave, Leesburg, FL 34788 David Conrad and Patricia Conrad Unit Number 3B Week Number(s) 26 & 27 / February 1, 2025 / 2025000155754 / \$9,263.55 / \$4.17 / 35 Township Rd 354, Chesapeake, OH 45619 Allan P Whitehead / Unit Number 8B Week Number 28 / February 1, 2025 / 2025000155754 / \$5,205.67 / \$2.28 / 1149 Houston St, Melbourne, FL 32935 Janie Elizabeth Forrester / Unit Number 2B Week Number 26 / February 1, 2025 / 2025000155754 / \$5,699.11 / \$2.51 / 3131 Mountain Creek Rd Apt 13B6, Chattanooga, TN 37415 Tracy Lyn Frank and Daniel J Frank

Unit Number 1A Week Number 37 February 1, 2025 / 2025000155754 / \$5,688.62 / \$2.50 / 6714 Dale Rd, Darien, IL 60561-3947 Samuel Gordon and Patricia Gordon

Unit Number 5D Week Number(s) 34 & 35 and Unit Number 6B Week Number 33 / February 1, 2025 / 2025000155754 / \$12,906.73 / \$5.87 / 5 Silcox Place, Somerset, NJ 08873

Erica Harvey / Unit Number 3A Week Number 26 / February 1, 2025 / 2025000155754 / \$5,931.41 / \$2.62 / PO Box 2057, Okeechobee, FL 34973 Jeffrey Herbert Taylor and Gail Elizabeth Taylor / Unit Number 6D Week Number 18 / February 1, 2025 / 2025000155754 / \$4,938.71 / \$2.15 / 1102 Spyglass Dr, Mansfield, TX 76063 Clifton H Lewis III and Maria E Lewis Unit Number 7C Week Number 20 February 1, 2025 / 2025000155754 \$3,351.87 / 1.41 / 85 Carriage Creek Way, Ormond Beach, FL 32174

Lewis W Johnson, as Trustee of the Lewis Johnson and Johanna Johnson Revocable Living Trust dated November 22, 2002 / Unit Number 5C Week Number 21 / February 1, 2025 / 2025000155754 / \$3,351.87 / \$1.41 / 85 Carriage Creek Way, Ormond Beach, FL

Jennifer Marks f/k/a Jennifer V Rabaja as surviving joint tenant of Rebekah J Vande Wetering a/k/a Rebekah Vanderwetering, deceased / Unit Number 8A Week Number 35 / February 1, 2025 / 2025000155754 / \$5,140.20 / \$2.25 5405 Pasadena Dr. Orlando, FL 32809 Bryan J Norris and Michelle Berentschot / Unit Number 3B Week Number 44 and Unit Number 3C Week Number 44 / February 1, 2025 / 2025000155754 / \$9,141.74 / \$4.06 2820 Maple Grove Rd, Bowmanville, ON L1C 3K4 Canada

Paul A Richter and Joan M Richter / Unit Number 5D Week Number 43 February 1, 2025 / 2025000155754 / \$5,702.09 / 2.51 / 383 Greenbelt Pkwy,

Holtsville, NY 11742 Robert E Storme , Mary Carol Storme Kenneth G Bisiada and Michael T Bisiada / Unit Number 8B Week Number(s) 48 & 49 / February 1, 2025 / 2025000155754 / \$9,015.74 / \$4.05 / Wild Oak PL, Palm Coast, FL 32164 Robert T Tamblyn and Engineering Interface Limited, an Ontario Canada corporation / Unit Number 3C Week Number(s) 11 & 12 / February 1, 2025 / 2025000155754 / \$7,446.11 / \$3.32 /

1297 Isabel Dr, Sanibel, FL 33957 Micheal Wade and Luiza Wade Unit Number 6A Week Number 38 / February 1, 2025 / 2025000155754 / \$5,243.70 / \$2.30 / 330 Main St, Blackstone, MA 01504

Natalie L Winters and Alvin M Winters Unit Number 5D Week Number 45 February 1, 2025 / 2025000155754 \$5,702.09 / \$2.51 / 2722 Spring Forest Rd, Apt 404, Raleigh, NC 27616-1985 Richard M Younger and Julia Lynn Younger / Unit Number 7D Week Number 47 / February 1, 2025 / 2025000155754 / \$4,254.49 / \$1.83 / 2939 Purple Finch RD, Roanoke, VA 24018

Paul Deflorio, a/k/a Paul A Deflorio Unit Number 5B Week Number 44 February 1, 2025 / 2025000155754 \$5,253.82 / \$2.25 / 191 Pirate Glen, Trent Lakes, ON KOM 1A0 Canada Howard F Worsey and Mary Ann Wors ey and Helen R Griffith / Unit Number 2D Week Number 36 / February 1, 2025

2025000155754 / \$3,419.97 / \$1.45 8664 SW 28th LN, Gainesville, FL 32608-9314 Anthony F. Lopez and Barbara L. Lopez a/k/a Barbara B. Lopez / Unit Number 5B Week Number(s) 38 & 39 / February 1, 2025 / 2025000155754 / \$5,448.62

\$2.39 / 96913 Buccaneer Trail, Fernandina Beach, FL 32034 Robert Chinnici / Unit Number 6C Week Number 33 / February 1, 2025 $2025000155754 \ / \ \$5,\!140.20 \ / \ \2.25 11530 Demille Rd, Polk City, FL

Frances M McCord / Unit Number 2D Week Number 44 / February 1, 2025 / 2025000155754 / \$5,143.04 / \$2.25 / 5133 Pepple Ct, Columbia, MD 21045 ***if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

October 24, 31, 2025 25-04360L

FIRST INSERTION

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Savanna Lakes Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., at $10461~\mathrm{Six}$ Mile Cypress Parkway, Fort Myers, Florida $33966~\mathrm{on}$ the following dates:

November 14, 2025 December 12, 2025 January 9, 2026 February 13, 2026 March 13, 2026 April 10, 2026 May 8, 2026 June 12, 2026 July 10, 2026 August 14, 2026 September 11, 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. 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, c/o 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://savannalakescdd.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 24, 2025

25-04362L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001629 IN RE: ESTATE OF MIGUEL ALVAREZ Deceased.

The administration of the estate of Miguel Alvarez, deceased, whose date of death was April 19, 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

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 AF THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 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 24, 2025.

Personal Representative: Rosalba Flores 2915 22 St. W

Lehigh Acres, Florida 33971 Attorney for Personal Representative: Joel Ledezma, Attorney Florida Bar Number: 1049237 BEIGHLEY MYRICK UDELL + ZEICHMAN, PA 2385 Executive Center Drive Suite 300 Boca Raton, FL 33431 Telephone: (561) 549-9036 Fax: (561) 491-5509 E-Mail: jledezma@bmulaw.com Secondary E-Mail: notice66@bmulaw.com 25-04361L October 24, 31, 2025

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hanks Smoke Shop located at 26880 Old 41 Rd Ste 5, in the County of Lee, in the City of Bo-nita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

22nd day of October, 2025

Dated at Bonita Springs, Florida, this

October 24, 2025 25 - 04357 L NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

DIVISION: CIVIL CASE NO. 25-CC-005263 HURRICANE HOUSE

CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation.

Plaintiff, vs. SHIRLEY KNAPE PRICE, Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 20, 2025, at 9:00 A.M. via electronic sale at www.lee.

FIRST INSERTION realforeclose.com, in accordance with

Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 36 in Condo minium Parcel 105 of HURRI-CANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all

Amendments thereto, if any. pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-

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

WITNESS my hand and official seal of said Court this 10/22/2025

KEVIN C. KARNES, CLERK OF COURT (SEAL) By: T. Mann Deputy Clerk Michael J. Belle, Esquire

2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49402 / 11-73979 25-04355L October 24, 31, 2025

Attorney for Plaintiff



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

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



--- PUBLIC SALES ---

LEE COUNTY

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE SALTLEAF COMMUNITY DE-VELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Saltleaf Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

November 21, 2025 TIME: 3:00 p.m. Estero Community Church LOCATION: 21115 Design Parc Lane Estero, Florida 33928

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastruc-ture improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* dated December 8, 2023, as amended August 8, 2025 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report dated December 8, 2023, as amended by that certain Amended and Restated Master Special Assessment Methodology Report dated October 17, 2025 $(\hbox{``Assessment Report"}). \ At the conclusion of the public hearings, the Board will, by the public hearings are the public hearings. The public hearings is the board will, by the public hearings are the public hearings. The public hearings is the board will be a public hearing and the public hearings are the public hearings. The public hearings is the board will be a public hearing and the public hearings are the public hearings are the public hearings. The public hearings is the board will be a public hearing are the public hearings are the public hearing are the public hearings are the public hearings are the public$ resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Lee County, Florida, and consists of approximately 345.08 +/- acres. The site is generally located east of Estero Bay, west of South Tamiami Trail (US 41) and north of Coconut Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the " ${\bf District}$'s ${\bf Office}$ 'located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$73.980,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Condominium/ Villa	1,532	1.0	\$47,899	\$4,646.91
Commercial	25,000	1.0 per 2,000 SF	\$23.95	\$6.49

*Amount includes principal only, and not interest or collect costs **Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

RESOLUTION 2026-02

[SECOND¹ RESOLUTION DECLARING MASTER ASSESSMENTS FOR SALTLEAF CDD1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT DECLAR-ING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND

LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICA-TION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

¹This resolution is intended to start the process to amend and restate Resolution 2024-04. which originally levied debt assessments across the lands within the District, and in order to address revisions to the District's capital improvement plan and the further amendment of the District's boundaries pursuant to County Ordinance No. 25-01. Resolution 2024-04 will remain in full force and effect, subject to the amendments under the final debt assessment resolution that is adopted as part of

 $\textbf{WHEREAS}, the \ Saltleaf\ Community\ Development\ District\ (\textbf{``District''})\ is\ a\ local$ unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report* dated December 8, 2023, as amended August 8, 2025 ("Project"), which is attached hereto as $\mathbf{Exhibit}\,\mathbf{A}$ and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report dated December 8, 2023, as amended by that certain Amended and Restated Master Special Assessment Methodology Report dated October 17, 2025, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SU-PERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RECIT-ALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- $2.\ \textbf{DECLARATION}$ OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in ${\bf Exhibit}\,{\bf A},$ which is on file at the District Records Office. ${\bf Exhibit}\,{\bf B}$ is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVE-MENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.
- A. The total estimated cost of the Project is \$52,537,200 ("Estimated Cost").
- B. The Assessments will defray approximately \$73,980,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$6,883,882 per year, again as set forth in
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESS-MENTS SHALL BE LEVIED. The Assessments securing the Project shall be ged on the lands within the District as described in Exhibit R and as furth designated by the assessment plat hereinafter provided for.
- $6. \ \textbf{ASSESSMENT PLAT}. \ \ Pursuant to Section 170.04, \textit{Florida Statutes}, there is$ on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary as roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

November 21, 2025 DATE: 3:00 p.m. Estero Community Church LOCATION: 21115 Design Parc Lane

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Estero, Florida 33928

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

- 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida ${\it Statutes}, {\it the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation}$ within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.
- 10. ${f CONFLICTS}$. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional
- 12. EFFECTIVE DATE. This Resolution shall become effective upon its adop-

PASSED AND ADOPTED this 17th day of October, 2025.

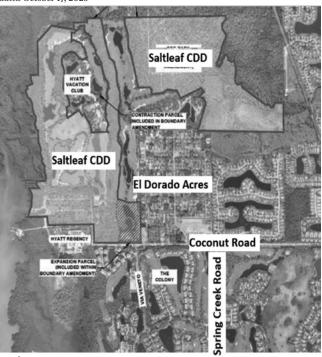
ATTEST:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

/s/ Chesley E Adam, Jr. Secretary/Assistant Secretary

/s/ Raymond Piacente Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report dated December 8, 2023, as amended August 8, 2025 Exhibit B: Amended and Restated Master Special Assessment Methodology Report



October 24, 31, 2025

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

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE Sanibel Beach Club II-South

Pursuant to Section 721.855, Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 17, 2014, in Instrument Number 2014000078796, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Sanibel Beach Club II-South, recorded in Official Records Book 1287, at Page 701, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: October 22, 2025 By: Harry Klausner, Esq., as Trustee EXHIBIT "A" - Legal Description of property being foreclosed and sold:

UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF SANIBEL BEACH CLUB II-SOUTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1287, AT PAGE 701, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO. IF ANY.

Owner(s) & Obligor(s)*** / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address

Gary P Anderson and Rebeca Ellen Anderson / Unit Number 3B Week Number 43 / February 1, 2025 / 2025000155754 / \$5,193.93 / \$2.60 / 4022 Highfield Rd, Royal Oak, MI

Robert T Auger Jr and Linda Shea / Unit Number 6B Week Number 6 and Unit Number 7 / Week Number 7 / February 1, 2025 / 2025000155754 / \$5,753.86 / \$2.88 / PO Box 267, 49 Falls Rd, Moodus, CT 06469

William Balsiger and Theresa Balsiger / Unit Number 8A Week Number(s) 19 & 20 / February 1, 2025 / 2025000155754 / \$9,097.17 / \$4.55 / 21303 Peoria Loop Rd, Raymond, OH 43067

Alfonso Buscemi / Unit Number 2A Week Number(s) 34 & 35 / February 1, 2025 / 2025000155754 / \$9,066.28 / \$4.53 / 2500 Mann Rd, Lot 21, Clarkston, MI 48346-4240

Holly R Cheyney and Robert F Cheyney and Mary K Cheyney / Unit Number 8D Week Number 37 / February 1, 2025 / 2025000155754 / \$5,181.01 / \$2.59 / 34128 Grant Ave, Leesburg, FL 34788 David Conrad and Patricia Conrad / Unit Number 3B Week Number(s) 26~& 27 / February 1, 2025 / 2025000155754 / \$9,336.72 / \$4.67 / 35 Township Rd 354, Chesapeake, OH 45619

Allan P Whitehead / Unit Number 8B Week Number 28 / February 1, 2025 / 2025000155754 / \$5,256.98 / \$2.63 / 1149 Houston St, Melbourne, FL 32935 Janie Elizabeth Forrester / Unit Number 2B Week Number 26 / February 1, 2025 / 2025000155754 / \$5,753.08 /

\$2.88 / 3131 Mountain Creek Rd Apt 13B6, Chattanooga, TN 37415

Tracy Lyn Frank and Daniel J Frank / Unit Number 1A Week Number 37 / February 1, 2025 / 2025000155754 / \$5,742.52 / \$2.87 / 6714 Dale Rd, Darien, II. 60561-3947

Samuel Gordon and Patricia Gordon / Unit Number 5D Week Number(s) 34 & 35 and Unit Number 6B Week Number 33 / February 1, 2025 / 2025000155754 / \$12,999.53 / \$6.50 / 5 Silcox Place, Somerset, NJ 08873

Erica Harvey / Unit Number 3A Week Number 26 / February 1, 2025 / 2025000155754 / \$5,986.62 / \$2.99 / PO Box 2057, Okeechobee, FL 34973 Jeffrey Herbert Taylor and Gail Elizabeth Taylor / Unit Number 6D Week Number 18 / February 1, 2025 / 2025000155754 / \$4,988.57 / \$2.49 / 1102 Spyglass Dr, Mansfield, TX 76063 Clifton H Lewis III and Maria E Lewis / Unit Number 7C Week Number 20 / February 1, 2025 / 2025000155754 / \$3,393.18 / \$1.70 / 85 Carriage Creek

Way, Ormond Beach, FL 32174 Lewis W Johnson, as Trustee of the Lewis Johnson and Johnson Johnson Revocable Living Trust dated November 22, 2002 / Unit Number 5C Week Number 21 / February 1, 2025 / 2025000155754 / \$3,393.18 / \$1.70 / 85 Carriage Creek Way, Ormond Beach, FL 32174

Jennifer Marks f/k/a Jennifer V Rabaja as surviving joint tenant of Rebekah J Vande Wetering a/k/a Rebekah Vanderwetering, deceased / Unit Number 8A Week Number 35 / February 1, 2025 / 2025000155754 / \$5,191.15 / \$2.60 / 5405 Pasadena Dr, Orlando, FL 32809 Bryan J Norris and Michelle Berentschot / Unit Number 3B Week Number 44 and Unit Number 3C Week Number 44 / February 1, 2025 / 2025000155754 / \$9,222.41 / \$4.61 / 2820 Maple Grove Rd, Bowmanville, ON LIC 3K4 Canada

Paul A Richter and Joan M Richter / Unit Number 5D Week Number 43 / February 1, 2025 / 2025000155754 / \$5,756.07 / \$2.88 / 383 Greenbelt Pkwy, Holtsville, NY 11742

Robert E Storme , Mary Carol Storme , Kenneth G Bisiada and Michael T Bisiada / Unit Number 8B Week Number(s) 48 & 49 / February 1, 2025

/ 2025000155754 / \$9,087.58 / \$4.54 / 4 Wild Oak PL, Palm Coast, FL 32164 Robert T Tamblyn and Engineering Interface Limited, an Ontario Canada corporation / Unit Number 3C Week Number(s) 11 & 12 / February 1, 2025 / 2025000155754 / \$7,509.49 / \$3.75 / 1297 Isabel Dr, Sanibel, FL 33957

Micheal Wade and Luiza Wade / Unit Number 6A Week Number 38 / February 1, 2025 / 2025000155754 / \$5,295.21 / \$2.65 / 330 Main St, Blackstone MA 01504

Natalie L Winters and Alvin M Winters / Unit Number 5D Week Number 45 / February 1, 2025 / 2025000155754 / \$5,756.07 / \$2.88 / 2722 Spring Forest Rd, Apt 404, Raleigh, NC 27616-1985 Richard M Younger and Julia Lynn Younger / Unit Number 7D Week Number 47 / February 1, 2025 / 2025000155754 / \$4,300.67 / \$2.15 / 2939 Purple Finch RD, Roanoke, VA 24018

Paul Deflorio, a/k/a Paul A Deflorio / Unit Number 5B Week Number 44 / February 1, 2025 / 2025000155754 / \$5,313.53 / \$2.66 / 191 Pirate Glen, Trent Lakes, ON KOM 1AO Canada

Howard F Worsey and Mary Ann Worsey and Helen R Griffith / Unit Number 2D Week Number 36 / February 1, 2025 / 2025000155754 / \$3,461.65 / \$1.73 / 8664 SW 28th LN, Gainesville, FL 32608-9314

Anthony F. Lopez and Barbara L. Lopez a/k/a Barbara B. Lopez / Unit Number 5B Week Number(s) 38 & 39 / February 1, 2025 / 2025000155754 / \$5,501.23 / \$2.75 / 96913 Buccaneer Trail, Fernandina Beach, FL 32034

Robert Chinnici / Unit Number 6C Week Number 33 / February 1, 2025 / 2025000155754 / \$5,191.15 / \$2.60 / 11530 Demille Rd, Polk City, FL 33868 Frances M McCord / Unit Number 2D Week Number 44 / February 1, 2025 / 2025000155754 / \$5,194.00 / \$2.60 / 5133 Pepple Ct, Columbia, MD 21045 ***if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

October 24, 31, 2025 25-04363L

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT IN AND
FOR THE TWENTIETH JUDICIAL
CIRCUIT LEE COUNTY, FLORIDA
CIVIL DIVISION

Case No. 24-CA-3171 INTRACOASTAL BANK, a Florida banking corporation, Plaintiffs, v. SOUTHERN OAKS SENIOR

LIVING CARE, LLC, a Florida limited liability company; GREGORY D. MORRIS, an individual; BANK OF LEUMI USA, a foreign corporation; AMERICAN LENDING CENTER, LLC f/k/a U.S. EMPLOYMENT DEVELOPMENT CENTER, LLC, a California limited liability company; ROOFING AND RECONSTRUCTION CONTRACTORS OF AMERICA, LLC: CARING, INC.: LEONORA DECERIO, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN DECERIO, and UNKNOWN TENANTS in possession of 2117 Earl

Road, Fort Myers, Florida 33901.

Defendants.
Notice is hereby given that I, Kevin C. Karnes, Clerk of the above-titled court, will on the 20th day of November, 2025, beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, or as soon thereafter as is practicable, offer for sale and sell to the highest and best bidder for cash the following described real and per-

sonal property situated in Lee County,

All that part of Lot 6, JAMES HOLMES DIVISION, according to the plat thereof as recorded in Plat Book 5, page 11, Public Records of Lee County, Florida being more particularly described follows: COMMENCING at the Northeast corner of said Lot 6; thence along the North line of said Lot 6, S. 89° 02' 20" W. for 190.00 feet to a line lying 190.00feet west of and parallel with the east line of said Lot 6 and the Point of Beginning of the Parcel herein described; thence along said parallel line S. 01° 02' 40" E. for 265.94 feet to the north

right of way line of Earl Road (as recorded in Deed Book 267, page 418, Public Records of Lee County, Florida); thence along said North right of way line, S. 88° 59' 00" W. for 671.54 feet to a line lying 400.00 feet east of and parallel with the west line of said Lot 6; thence along said parallel line N. 00° 57' 11" W. for 101.65 feet; thence S. 89° 02' 20" W. for 48.66 feet to a line lying 351.34 feet east of and parallel with the west line of said Lot 6; thence along said parallel line, N. 00° 57' 11" W. for 164.94 feet to the North line of said Lot 6; thence along said north line, N. 89° 02 20" E. for 719.78 feet to the Point of Beginning of the parcel herein described.

pursuant to final summary judgment of foreclosure entered in a case pending in that court, the style of which is described above.

At the time of sale, the successful high bidder shall post with the clerk a deposit equal to five percent (5%) of the final bid. If the successful bidder fails to make the deposit, the sale will immediately resume starting with the second highest bid. The balance of the final bid shall be paid to the clerk by 4:00 p.m. on the next business day. The successful high bid shall be exclusive of the clerk's registry fee and documentary stamps on the certificate of title

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 tile a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and the official seal of this Court, this 10/22/2025

Kevin C. Karnes Clerk of Courts (SEAL) By: T Mann Deputy Clerk

Sara K. White, Esq.
9132 Strada Place,
Third Floor
Naples, Florida 34108
239-593-2900
swhite@porterwright.com
kmead@porterwright.com
October 24, 31, 2025
25-04354L

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

LEE COUNTY

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE Bel-Air Beach Club

STATE OF FLORIDA, COUNTY OF

Pursuant to Section 721.855, Florida Statutes, Bel-Air Beach Club Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Bel-Air Beach Club Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Bel-Air Beach Club Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1765, at Page 1585, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Bel-Air Beach Club Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Bel-Air Beach Club Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through

exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Dated: October 20, 2025

By: Harry Klausner, Esq., as Trustee EXHIBIT "A" Legal Description of

property being foreclosed: UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF BEL-AIR BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARA-TION OF CONDOMINIUM AND EX-HIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1765, AT PAGE 1585, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERE-TO, IF ANY.

Owner(s)/Obligor(s)*** / Unit and Week / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including additional costs, attorney fees, special assessments, and any additional maintenance fees / Last known mailing address

CHRISTOPHER GERMANN AND VALERIE GERMANN / UNIT NUM-BER 403 WEEK NUMBER 45 / February 1, 2025 / 2025000185305 / \$2,093.92 / \$1.20 / \$2,891.73 / 2609 NW 6TH TER CAPE CORAL FL 33993 SANDRA SULLIVAN / UNIT NUM-BER 402 WEEK NUMBER 36 February 1, 2025 / 2025000185305 \$2,093,92 / \$1,20 / \$2,891,73 / 9227 66TH AVENUE DR BRADENTON FL

DIANE M CIBILKA individually and as trustee of the Diane M Cibulka Trust u/a/dtd February 22 2008 / UNIT NUMBER 304 WEEK NUMBER 7 February 1, 2025 / 2025000185305 \$2,093.92 / \$1.20 / \$2,891.73 / 3458 Valento Circle Vadnis Heights MN

***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the abovenamed Obligor(s)

October 24, 31, 2025 25-04322L

jection form provided to you by mail, FIRST INSERTION

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

the trustee foreclosure procedure es-

tablished in Section 721.855, Florida

Statutes. You may choose to sign and

send to the undersigned trustee the ob-

FLORIDA DIVISION: CIVIL CASE NO. 25-CC-005219 PLANTATION BAY VILLAS OWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

ELIUSY CRUZ. DEFENDANT.

NOTICE is hereby given that the undersigned. Clerk of Circuit and County Courts of Lee County, Florida, will on November 20, 2025, at 9:00 A.M. via electronic sale at www.lee. realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

An undivided 1/204th interest as a tenant in common with other owners in the Resort Facility (PLANTATION BAY VILLAS) one Time Shares interest(s) according to the Time Sharing

Plan thereof, recorded in Official Records Book 2168, Page 1706 through 1734, inclusive, of the Public Records of Lee County, Florida ("Plan"), as amended. Together with the right to occupy, pursuant to Plan, Unit 970

during Unit Week(s) 36. pursuant to the Final Judgment of Lien Foreclosure entered in a case pending

in said Court in the above-styled cause. 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.

WITNESS my hand and official seal of said Court this 10/20/2025

KEVIN C. KARNES CLERK OF COURT (SEAL) By: T Mann Deputy Clerk

25-04305L

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49253 / 4-84666 October 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003216 IN RE: ESTATE OF WILLIAM ALLAN WHITE Deceased.

The administration of the estate of WILLIAM ALLAN WHITE, deceased, File Number 25-CP-003216, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address

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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this

Notice is October 24, 2025.

Personal Representative: EVELYN FERGUSON 2779 STEVEN CAMPBELL RD

ELGIN. SC 29045 Attorney for Personal Representative: STEWART W. SAVAGE, ESQ. Florida Bar No. 0848727 15636-2 Carriedale Ln. Fort Myers, FL 33912 Telephone (239) 481-8388 25-04321L October 24, 31, 2025

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE Island Towers Resort

Pursuant to Section 721.855. Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074479, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the abovenamed Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Island Towers Resort, recorded in Official Records Book 1291, at Page 265, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: October 20, 2025 By: Harry Klausner, Esq., as Trustee EXHIBIT "A" Legal Description of property being foreclosed and sold: UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF ISLAND TOWERS RESORT, A CONDOMIN-IUM, ACCORDING TO THE DEC-LARATION OF CONDOMINIUM

AND EXHIBITS THEREOF, AS RE-

CORDED IN OFFICIAL RECORDS BOOK 1291, AT PAGE 265, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.

Owner(s)/Obligor(s)*** / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address

Paul F. Becherer, as Trustee or his Successor Trustee, under the Paul F. Becherer Declaration of Trust dated September 24, 1997 / Unit Number 605 Week Numbers 48, 49, & 50 / February 1, 2025 / 2025000195588 / \$6,212.60 \$3.06 / #6 Westgate Dr, Swansea, IL 62226-4509

Robert J. Bryan and Manila M. Bryan / Unit Number 304 Week Number 32 / February 1, 2025 / 2025000195588 / \$2,189.51 / \$1.08 / 113 Fawcett Ln, Hyannis, MA 02601

John R. Erck / Unit Number 501 Week Number 1 and Unit Number 501 Week Number 2 / February 1, 2025 / 2025000195588 / \$4,201.07 / \$2.07 / 136 North Harmon Dr, Mitchell, SD 57301

Barbara J. Ewanowski and David Ewanowski and Michael Ewanowski and Karen Ewanowski and Carolyn Pattin and Kathy Homblette, Surviving Joint Tenants of Stanley John Ewanows ki a/k/a Stanley J. Ewanowski, deceased / Unit Number 102 Week Number 17 / February 1, 2025 / 2025000195588 \$2,189.51 / \$1.08 / 11513 N Ravine Rd Tampa, FL 33612-5673

Barbara J. Ewanowski and Teri Wians and Sue Schiefelbein, Surviving Joint Tenants of Stanley John Ewanowski a/k/a Stanley J. Ewanowski, deceased / Unit Number 507 Week Number 17 / February 1, 2025 / 2025000195588 / \$2,189.51 / \$1.08 / 11513 N Ravine Rd, Tampa, FL 33612-5673

Sheri Herner, Cory Herner and Kelly Herner / Unit Number 502 Week Number 35 / February 1, 2025 / 2025000195588 / \$2,189.51 / \$1.08 / 587 Frontier Court, Terre Haute, IN 48703

F Louise Nolan / Unit Number 303 Week Number 33 / February 1, 2025 / 2025000195588 / \$2,189.51 / \$1.08 1058 N 650 E, Montgomery, IN 47558 Michael T Riley and Darlene S Riley Unit Number 405 Week Number 36 February 1, 2025 / 2025000195588 / \$2,189.51 / \$1.08 / 412 South Ryle Dr, Greenburg, IN 47240

*if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

October 24, 31, 2025

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE Bel-Air Beach Club

Pursuant to Section 721.855, Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on September 14, 2018, in Instrument Number 2018000226257, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default notice of which set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Bel-Air Beach Club, recorded in Official Records Book 1765, at Page 1585, of the Public Records of Lee County, Florida, Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of

Condominium, advances, if any, under

the terms of said Claim of Lien, charges

and expenses of the Trustee and of the

trusts created by said Claim of Lien.

Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph. DATED: October 20, 2025

By: Harry Klausner, Esq., as Trustee Exhibit "A" - Legal Description of property being foreclosed and sold: UNIT NUMBER(S) (see below) WEEK

NUMBER(S) (see below) OF BEL-AIR BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARA-TION OF CONDOMINIUM AND EX-HIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1765, AT PAGE 1585, ET SEQ., PUBLIC RE-CORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERE-TO, IF ANY.

Owner(s)/Obligor(s)* / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lie ing all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address CHRISTOPHER GERMANN AND

VALERIE GERMANN / UNIT NUM-BER 403 WEEK NUMBER 45 / February 1, 2025 / 2025000185305 \$2,891.73 / \$1.20 2609 NW 6TH TER, CAPE CORAL, FL 33993

SANDRA SULLIVAN / UNIT NUM-BER 402 WEEK NUMBER 36 February 1, 2025 / 2025000185305 \$2.891.73 / \$1.20 9227 66TH AVENUE DR, BRADENTON, FL 34202

DIANE M CIBULKA individually and as trustee of the Diane M Cibulka Trust u/a/dtd February 22 2008 / UNIT NUMBER 304 WEEK NUMBER 7 February 1, 2025 / 2025000185305 / \$2,891.73 / \$1.20 / 3458 Valento Circle, Vadnis Heights, MN 55127

*if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

October 24, 31, 2025 25-04323L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Island Towers Resort STATE OF FLORIDA, COUNTY OF

Pursuant to Section 721.855, Florida Statutes, Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1291, at Page 265, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Island Towers Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you

foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated: October 20, 2025 By: Harry Klausner, Esq., as Trustee EXHIBIT "A" Legal Description of

property being foreclosed: UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF ISLAND TOWERS RESORT, A CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RE-CORDED IN OFFICIAL RECORDS BOOK 1291, AT PAGE 265, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.

Owner(s)/Obligor(s)*** / Unit/Week
- Default Date - Instr # Lien - Lien Amount - Daily Per Diem of Lien Amount - Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address Paul F. Becherer, as Trustee or his

Successor Trustee, under the Paul F. Becherer Declaration of Trust dated September 24, 1997 / Unit Number 605 Week Numbers 48, 49, & 50 / February $1,\ 2025\ /\ 2025000195588\ /\ \$5,732.19$ / \$3.06 / \$6,212.60 / #6 Westgate Dr Swansea IL 62226-4509

Robert J. Bryan and Manila M. Bryan / Unit Number 304 Week Number 32 February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 113 Fawcett Ln Hyannis MA 02601

John R. Erck / Unit Number 501 Week Number 1 and Unit Number 501 Week Number 2 / February 1, 2025 / 2025000195588 / \$3,821.46 / \$2.07 / \$4,201.07 / 136 North Harmon Dr Mitchell SD 57301

Barbara J. Ewanowski and David Ewanowski and Michael Ewanowski and Karen Ewanowski and Carolyn Pattin and Kathy Homblette, Surviving Joint Tenants of Stanley John Ewanowski a/k/a Stanley J. Ewanowski, deceased / Unit Number 102 Week Number 17 / February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 11513 N Ravine Rd Tampa FL 33612-5673 Barbara J. Ewanowski and Teri Wians

and Sue Schiefelbein, Surviving Joint Tenants of Stanley John Ewanowski a/k/a Stanley J. Ewanowski, deceased Unit Number 507 Week Number 17 / February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 11513 N Ravine Rd Tampa FL 33612-5673

Sheri Herner , Cory Herner and Kelly Herner / Unit Number 502 Week Number 35 / February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 587 Frontier Court Terre Haute IN 48703

F Louise Nolan / Unit Number 303 Week Number 33 / February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 1058 N 650 E Montgomery IN 47558 Michael T Riley and Darlene S Riley /

Unit Number 405 Week Number 36 / February 1, 2025 / 2025000195588 / \$1,910.73 / \$1.08 / \$2,189.51 / 412 South Ryle Dr Greenburg IN 47240 ***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the abovenamed Obligor(s)

October 24, 31, 2025 25-04324L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

do not object to the use of the trustee

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

CASE NO. 23-CA-012644 LS FARGO BANK, N.A AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH **CERTIFICATES, SERIES 2006-PR1** TRUST, Plaintiff, vs.

RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursu-

ant to an Order Rescheduling Foreclosure Sale filed September 16, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WELLS FARGO BANK, , AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN: LINKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDO-MINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to

the highest and best bidder for cash BY

ELECTRONIC SALE AT: WWW.LEE.

REALFORECLOSE.COM. at 9:00 A.M., on November 20, 2025, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORD-ING TO THE DEC ARATION THEREOF, RECORDED OC-TOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED AND/OR SUPPLEMI FROM TIME TO TIME.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this 10/20/2025 KEVIN C. KARNES

As Clerk of said Court (SEAL) By T Mann AS Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00811 SPS V6.20190626 October 24, 31, 2025 25-04319L

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com



--- PUBLIC SALES / SALES ---

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Estero Island Beach Club STATE OF FLORIDA, COUNTY OF

Pursuant to Section 721.855, Florida Statutes, Estero Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Estero Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Estero Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1511, at Page 1733, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Estero Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Estero Island Beach Club Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee

NOTICE OF TRUSTEE'S SALE

Pursuant to Section 721.855, Florida

Statutes, on December 5, 2025 at 11:00

a.m., Harry Klausner, Esq., 11595 Kelly

Rd., Suite 216, Fort Myers, FL 33908, as

Trustee pursuant to that Appointment

of Trustee recorded on April 17, 2014, in

Instrument Number 2014000078796,

of the Public Records of Lee County,

Florida, by reason of a now continu-

ing default by Obligor(s), (See Exhibit

"A"), if living, and if dead, the unknown

spouse, heirs, devisees, grantees, as-

signees, lienors, creditors, trustees and

all other parties claiming an interest by,

through, under and against the above-

named Obligor(s) whose address is (See

Exhibit "A"), in the payment or perfor-

mance of the obligations secured by

said Claim of Lien recorded in Instru-

ment Number (See Exhibit "A"), of the

Public Records of Lee County, Florida,

including the breach or default, notice

of which was set forth in a Notice of De-

fault and Intent to Foreclose provided

to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Reg-

istered Mail or by publication by the

undersigned Trustee, will sell at public

auction to the highest hidder for lawful

money of the United States of America,

on the front steps of the Office of the

Trustee, 11595 Kelly Rd., Suite 216,

Fort Myers, FL 33908, all right, title

and interest in the property situated in

ee County Florida described as (See

Exhibit "A") Time Share Interest(s) (See

Exhibit "A") according to the Declara-

tion of Condominium for Estero Is-

land Beach Club, recorded in Official

Records Book 1511, at Page 1733, of the

Public Records of Lee County, Florida,

Said sale will be made (without cov-

enants, or warranty, express or implied,

regarding the title, possession or en-

cumbrances) to pay the unpaid assess-

ments due in the amount of (See Exhib-

it "A"), with interest accruing at the rate

of (See Exhibit "A") per day, pursuant to

the Declaration of Condominium, ad-

vances, if any, under the terms of said

Estero Island Beach Club

of the notice of sale two (2) times, once each week, for two (2) successive weeks in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Dated: October 20, 2025

County, Florida; and (3) Publish a copy

By: Harry Klausner, Esq., as Trustee Exhibit "A" Legal Description of property being foreclosed:

UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF ESTERO ISLAND BEACH CLUB, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDO-MINIUM AND EXHIBITS THERE-OF, AS RECORDED IN OFFICIAL RECORDS BOOK 1511, AT PAGE 1733, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF

Owner(s)***/Obligor(s) / Unit and Week / Default Date / Instr # Lien -Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Louis Albano / Unit Number 215 Week Number 27 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 \$1,407.59 / PO Box 1064, Saint Petersburg FL 33701

Max Ayers and Wilma L. Ayers /

FIRST INSERTION

Unit Number 247 Week Number 45 February 1, 2025 / 2025000190338 \$1,210.05 / \$0.70 / \$1,407.59 / 2 Pritchard Crt, Stafford VA 22554

Kyle Bassett and Laura Bassett / Unit Number 243 Week Number 26 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 336 Columbia Dr , Tampa FL 33606

Kyle Bassett / Unit Number 337 Week Number 27 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / 1,407.59 / 336 Columbia Dr , Tampa FL 33606

Joseph C Biernat and Carol A Biernat a/k/a Carol A. Crocker / Unit Number 209 Week Number 36 / February 1, 2025 / 2025000190338 / \$1,210.05 \$0.70 / \$1,407.59 / 780 60th Ave Ne, St Petersburg FL 33703-1617

Donald O Bixel and Laura M Bixel / Unit Number 140 Week Number(s) 2 & 3 / February 1, 2025 / 2025000190338 / \$2,420.11 / \$1.31 / \$2,617.65 / 202 E. Center St, Warsaw IN 46580

Robert S Brylinski / Unit Number 208 Week Number(s) 20 & 21 / February 1, 2025 / 2025000190338 / \$2,420.11 / \$1.31 / \$2,617.65 / 14507 Calusa Dr, Ft. Myers FL 33919

Joanne L Buffum and Travis J Buffum / Unit Number 212 Week Number 29 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 1750 Concordian Circle #104, Cape Coral FL 33909

James E Burris and Judith Burris and Edward Czarnecki / Unit Number 336 Week Number 31 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 146 Lamar Lane, Hoschton GA 30548

Roger L Burton and Donna L Burton / Unit Number 244 Week Number(s) 34 & 35 / February 1, 2025 / 2025000190338 / \$2,420.11 / \$1.31 \$2,617.65 / 621 San Bernadino Trail, Union OH 45322

Nicholas Cellere and Donna Cellere / Unit Number 338 Week Number 32 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 4108 NW 35th St, Cape Coral FL 33993-7803

Stephen Scott Cole a/k/a Stephen Cole and Sheryl Ann Hadjuk n/k/a Sheryl Cole / Unit Number 114 Week Number 40 and Unit Number 236 Week Number 41 / February 1, 2025 / 2025000190338 / \$2,397.51 / \$1.30 /

\$2,595.05 / 29655 Palamino, Warren MI 48093

Joseph D. Foote and Paul W. Foote Unit Number 118 Week Number 3 February 1, 2025 / 2025000190338 \$1,210.05 / \$0.70 / \$1,407.59 / 77 Sylvestor Place, Littleton CO 80129

Dawna K. Foster / Unit Number 110 Week Number 15 and 16 / February 1, 2025 / 2025000190338 / \$2,420.11 / 1.31 / 2,617.65 / 107 Troy Pl, Cortland OH 44410-1370

David A. Giompalo and Marie Elaine Giompalo, each individually and as Trustees of the David A. Giompalo and Marie Elaine Giompalo Revocable Family Trust dated the 19th day of March, 2013 / Unit Number 111 Week Number 31 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / $1,407.59\ /\ 13470$ Red Maple Dr, N. Ft. Myers FL 33903

Ronald Hince and Diann Hince, Husband and Wife / Unit Number 149 Week Number 40 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.76 / $1,518.37\ /\ 5$ Barberry Road, Winnipeg MB R2J 2G8 CANADA

Ronald Hince and Diann Hince and Rose Marie Markel / Unit Number 149 Week Number 41 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.76 / $1,518.37\ /\ 5$ Barberry Road, Winnipeg MB R2J 2G8 CANADA

Albert McGregor and Martha McGregor / Unit Number 240 Week Number 44 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 14 Orchard Street, Hazlet NJ 7730

Kathleen Moran / Unit Number 139 Week Number 18 and 19 / February 1, 2025 / 2025000190338 / \$2,420.11 / \$1.31 / \$2,617.65 / 2420 West Coyle, Chicago IL 60645

Loren E. Mosier and Linda Mosier. Husband and Wife / Unit Number 145 Week Number 15 and Unit Number 202 Week Number 28 / February 1, 2025 / 2025000190338 / $\$2,\!420.11$ / \$1.31 / \$2,617.65 / 513 N. Greever St, Rural Retreat VA 24368

Lynne Nixon / Unit Number 149 Week Number 42 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.76 \$1,518.37 / Condo #20 - 1150 St. Anne's Rd, Winnipeg MAN R2N 0E8 CANADA

Beatrice M. Quattrone / Unit Number 336 Week Number 29 / February 1, 2025 / 2025000190338 / \$1,210.05 /

\$0.70 / \$1,407.59 / 9419 Woodbridge Rd, Philalphia PA 19114

Walter W. Riedel and Ann L. Riedel. Husband and Wife / Unit Number 346 Week Number 49 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 \$1,407.59 / 19450 Meredith Rd, N. Ft. Myers FL 33917

Michael Riley and Rose Mary Riley, Husband and Wife / Unit Number 102 Week Number 23 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 \$1,407.59 / 3333 Hempstead Pl, St Charles MO 63301

Mitchell W. Rumbley and Karen H Rumbley, Husband and Wife / Unit Number 201 Week Number 46 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 960 Highgates Blvd, Winter Garden FL 34787 David M. Stouder and Brandon Stouder

a/k/a Branden Stouder / Unit Number 140 Week Number 21 and Unit Number 205 Week Number 31 / February 1, 2025 / 2025000190338 / \$2,420.11 / \$1.31 / \$2,617.65 / PO Box 31, Leesburg FL 46538

Ronald D. Thomas and Leslie L. Thomas, Husband and Wife / Unit Number 114 Week Number 36 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 / \$1,407.59 / 4420 Orange River Loop Rd, Ft. Myers FL 33905

Ronald D. Thomas and Leslie L. Thomas, Husband and Wife and James T. Radford / Unit Number 248 Week Number 22 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 \$1,407.59 / 4420 Orange River Loop Rd, Ft. Myers FL 33905

Peter Thomas and Jane Thomas, Husband and Wife / Unit Number 236 Week Number 40 / February 1, 2025 / 2025000190338 / \$1,210.05 / \$0.70 \$1,407.59 / 5115 Flag St, Sarasota FL

Sylvia Vennefron and Ralph C Mueller, individually and as Trustee / Unit Number 105 Week Number 26 / February 1, 2025 / 2025000190338 / \$1,210.05 \$0.70 / \$1,407.59 / 9664 Crooked Creek Drive, Dayton OH 45458

***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the abovenamed Obligor(s)

October 24, 31, 2025 25-04326L

FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage

Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8014 Cape Coral Facility Address: 3300 Chiquita Blvd. S., Cape Coral, FL 33914 US Facility Phone: 1+ (239) 208-0009 Description: Entire contents of unit consisting of, but not limited to: Delaina Walkowiak- Boxes, Totes Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-04309L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Harold Thomas- Metal Shelving, Household Goods, 2 Jet skis, Boxes, Tools. Semone Duncan- Table, Chair, Bags, Dresser. William Farley-Bicycles, Bicycle parts, Plastic Bins, Tools, Suit Cases, Clothes. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-04310L

FIRST INSERTION

Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interestholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by

paying the amounts due as outlined in the preceding paragraph. DATED: October 20, 2025

By: Harry Klausner, Esq., as Trustee Exhibit "A" Legal Description of property being foreclosed and sold:

UNIT NUMBER(S) (see below) WEEK $NUMBER(S) \; (see \; below) \; OF \; ESTERO$ ISLAND BEACH CLUB, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CONDOMINI-UM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1511, AT PAGE 1733, ET SEQ. PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS

THERETO, IF ANY. Owner(s)/Obligor(s)* / Unit Number Week Number / Default Date / Instr # Lien / Amount Secured by lien including all further costs to date / Daily Per Diem on Amount Owed to Date / Last known mailing address

Louis Albano / Unit Number 215 Week Number 27 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / PO Box 1064, Saint Petersburg, FL

Max Ayers and Wilma L. Ayers / Unit Number 247 Week Numb ruary 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 2 Pritchard Crt, Stafford, VA 22554

Kyle Bassett and Laura Bassett / Unit Number 243 Week Number 26 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 336 Columbia Dr , Tampa, FL 33606

Kyle Bassett / Unit Number 337 Week Number 27 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 336 Columbia Dr., Tampa, FL 33606 Joseph C Biernat and Carol A Biernat a/k/a Carol A. Crocker / Unit Number 209 Week Number 36 / February 1,

2025 / 2025000190338 / \$1,487.39 / 0.74 / 780 60th Ave Ne, St Petersburg, FL 33703-1617 Donald O Bixel and Laura M Bixel / Unit Number 140 Week Number(s) 2 & 3 / February 1, 2025 / 2025000190338 / \$2,766.04 / \$1.38 / 202 E. Center St,

Warsaw, IN 46580 Robert S Brylinski / Unit Number 208 Week Number(s) 20 & 21 / February 1, 2025 / 2025000190338 / \$2,766.04 / $1.38\ /\ 14507$ Calusa Dr, Ft. Myers, FL

33919 Joanne L Buffum and Travis J Buffum / Unit Number 212 Week Number 29 / February 1, 2025 / 2025000190338 \$1,487.39 / \$0.74 / 1750 Concordian Circle #104, Cape Coral, FL 33909

James E Burris and Judith Burris and Edward Czarnecki / Unit Number 336 Week Number 31 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 146 Lamar Lane, Hoschton, GA 30548 Roger L Burton and Donna L Burton / Unit Number 244 Week Number(s) 34 & 35 / February 1, 2025 / 2025000190338 / \$2,766.04 / \$1.38 / 621 San Bernadino Trail, Union, OH

Nicholas Cellere and Donna Cellere / Unit Number 338 Week Number 32 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 4108 NW 35th St. Cape Coral, FL 33993-7803

Stephen Scott Cole a/k/a Stephen Cole and Sheryl Ann Hadjuk n/k/a Shervl Cole / Unit Number 114 Week Number 40 and Unit Number 236 Week Number 41 / February 1, 2025 / 2025000190338 / \$2,742.16 / \$1,37 / 29655 Palamino, Warren, MI 48093 Joseph D. Foote and Paul W. Foote / Unit Number 118 Week Number 3 February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 77 Sylvestor Place, Littleton, CO 80129

Dawna K. Foster / Unit Number 110 Week Number 15 and 16 / February 1, 2025 / 2025000190338 / \$2,766.04 \$1.38 / 107 Troy Pl, Cortland, OH 44410-1370

David A. Giompalo and Marie Elaine

Giompalo, each individually and as Trustees of the David A. Giompalo and Marie Elaine Giompalo Revocable Family Trust dated the 19th day of March, 2013 / Unit Number 111 Week Number 31 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 13470 Red Maple Dr, N. Ft. Myers, FL

33903 Ronald Hince and Diann Hince, Husband and Wife / Unit Number 149 Week Number 40 / February 1, 2025 / 2025000190338 / \$1,604.45 / \$0.80 5 Barberry Road, Winnipeg, MB R2J 2G8 CANADA

Ronald Hince and Diann Hince and Rose Marie Markel / Unit Number 149 Week Number 41 / February 1, 2025 / 2025000190338 / \$1,604.45 / \$0.80 / 5 Barberry Road, Winnipeg, MB R2J 2G8 CANADA

Albert McGregor and Martha McGregor Unit Number 240 Week Number 44 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 / 14 Orchard Street, Hazlet, NJ 7730

Kathleen Moran / Unit Number 139 Week Number 18 and 19 / February 1, 2025 / 2025000190338 / \$2,766.04 / \$1.38 / 2420 West Coyle, Chicago, IL 60645

Loren E. Mosier and Linda Mosier, Husband and Wife / Unit Number 145 Week Number 15 and Unit Number 202 Week Number 28 / February 1, 2025 / 2025000190338 / \$2,766.04 / \$1.38 / 513 N. Greever St. Rural Retreat, VA 24368

Lynne Nixon / Unit Number 149 Week Number 42 / February 1, 2025 / 2025000190338 / \$1,604.45 / \$0.80 / Condo #20 - 1150 St. Anne's Rd. Winnipeg, MAN R2N 0E8 CANADA

Beatrice M. Quattrone / Unit Number 336 Week Number 29 / February 1, 2025 / 2025000190338 / \$1.487.39 \$0.74 / 9419 Woodbridge Rd, Philalphia, PA 19114

Walter W. Riedel and Ann L. Riedel, Husband and Wife / Unit Number 346 Week Number 49 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 /

19450 Meredith Rd, N. Ft. Myers, FL 33917

Michael Riley and Rose Mary Riley, Husband and Wife / Unit Number 102 Week Number 23 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 3333 Hempstead Pl, St Charles, MO 63301

Mitchell W. Rumbley and Karen H. Rumbley, Husband and Wife / Unit Number 201 Week Number 46 / February 1, 2025 / 2025000190338 / $1,487.39 \ / \ 0.74 \ / \ 960$ High gates Blvd, Winter Garden, FL 34787

David M. Stouder and Brandon Stouder a/k/a Branden Stouder / Unit Number 140 Week Number 21 and Unit Number 205 Week Number 31 / February 1, 2025 / 2025000190338 / \$2,766.04 \$1.38 / PO Box 31, Leesburg, FL 46538 Ronald D. Thomas and Leslie L. Thomas. Husband and Wife / Unit Number 114 Week Number 36 / February 1, 2025 / 2025000190338 / \$1,487.39 \$0.74 / 4420 Orange River Loop Rd, Ft. Myers, FL 33905

Ronald D. Thomas and Leslie L. Thomas, Husband and Wife and James T. Radford / Unit Number 248 Week Number 22 / February 1, 2025 / 2025000190338 / \$1,487.39 / \$0.74 4420 Orange River Loop Rd, Ft. Myers, FL 33905

Peter Thomas and Jane Thomas, Husband and Wife / Unit Number 236 Week Number 40 / February 1, 2025 / 2025000190338 / \$1.487.39 5115 Flag St, Sarasota, FL 34232 Sylvia Vennefron and Ralph C Mueller,

individually and as Trustee / Unit Number 105 Week Number 26 / February 1, 2025 / 2025000190338 / \$1.487.39 / \$0.74 / 9664 Crooked Creek Drive. Dayton, OH 45458

*if living or active, and if dead or dissolved, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, Trustees, Successor Trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

October 24, 31, 2025 25-04327L

FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses insurred to redeem the percor ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8055-Ft. Myers Facility Address: 13701 Indian Paint Lane, Ft. Myers, FL 33912 US Facility Phone: 1+ (239) 300-2075 Description: Entire contents of unit consisting of, but not limited to: Tristan Robles- Jet Ski, tools, racks, buckets, work cart, totes, paint. Bidding: All bidding will take place online at StorageTreasures.com on November 13,

2025, at 11:00am. Property will be sold to the highest bidder. October 24, 31, 2025

FIRST INSERTION

PUBLIC SALE

Notice is hereby given that on dates be-

low these vehicles will be sold at public

sale on the date listed below at 10AM

for monies owed on vehicle repair and

storage cost pursuant to Florida Stat-

SALE DATE NOVEMBER 24TH

FIRST INSERTION

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

FLORIDA CIVIL DIVISION Case No.:25-CA-001484 RIVIERA REAL ESTATE INVESTMENT INC., Plaintiffs, vs. MARIANNE BOYLAN aka MARIANNE M. BOYLAN: UNKNOWN SPOUSE OF MARIANNE BOYLAN aka MARIANNE M. BOYLAN: CENTRAL PARK SOUTH CONDOMINIUM ASSOCIATION, INC.: UNITED STATES OF AMERICA, DEPARTMENT

OF TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1: UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 20, 2025, entered in Civil Case No. 25-CA-001484, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Civil Division, wherein RIVIERA REAL ESTATE INVEST-MENT INC., Plaintiff, and MARI-ANNE BOYLAN a/k/a MARIANNE M. BOYLAN: UNKNOWN SPOUSE MARIANNE BOYLAN a/k/a MARIANNE M. BOYLAN: CEN-TRAL PARK SOUTH CONDOMIN-

IUM ASSOCIATION, INC.: UNITED STATES OF AMERICA, DEPART-MENT OF TREASURY - INTERNAL REVENUE SERVICE: UNKNOWN TENANT #1; and UNKNOWN TEN-ANT #2, are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.lee. realforeclose.com, in accordance with Chapter 45, Florida Statutes, on December 4, 2025 the following described property as set forth in said Final Judgment, to-wit:

Condominium Unit 102, Building Q, CENTRAL PARK SOUTH FOUR, a Condominium according to the Declaration of Condominium thereof recorded

in Official Records Book 1813, Page 3331, of the Public Records of Lee County, Florida, together with all amendments which may be made thereto, and together with said condominium unit's share of the common elements appurtenant thereto.

Property Address: 9305 Lake Park Dr., Unit 102, Fort Myers, FL 33919

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UN-CLAIMED.

THE COURT, IN ITS DISCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED

Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann

DEPUTY CLERK OF COURT Submitted by: Anthony G. Woodward Woodward Law 1810 E. 5th Ave Tampa FL 33605

October 24, 31, 2025

litigation@anthonywoodwardpa.com 25-04341L

utes 713.585.

2025, GLURI INVESTMENTS INC DBA: NEW LIFE AUTO CENTER $27683 \ \mathrm{OLD} \ 41 \ \mathrm{ROAD} \ \mathrm{BONITA}$ SPRINGS, FL 34135

(239) 390-1792 MV 96094 2006 CADI 1G6KD57Y06U178064

\$3,418.97 October 24, 2025 25-04313L

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

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-006613 CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation, Plaintiff, vs.

HELEN J. STANDISH, INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987. THE UNKNOWN SUCCESSOR TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987, AND LEANNA J. STANDISH, Defendants.

TO: HELEN J. STANDISH, INDIVID-UALLY and HELEN J. STANDISH AS TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987 LAST KNOWN ADDRESS: 18 JESSE WOOD LN., COLRAN, MA 01340 YOU ARE HEREBY notified that an

action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida: Unit Week No. 31, in Condo-

minium Parcel No. 146, of CASA YBEL BEACH AND RACQUET CLUB, PHASE F, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1354, Page 1039, in the Public Records of Lee County, Florida.

A/K/A UNIT 146F, WEEK 31 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 21st day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap

Deputy Clerk Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff. 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

October 24, 31, 2025 25-04328L

FIRST INSERTION

LEE COUNTY

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005918 DAN PARTNERS LIMITED, a British Virgin Islands Company, Plaintiff, v. 3 FIFTHS HOLDINGS LLC, a

Florida Limited Liability Company; DAMIEN GRIDER, an Individual; and JOHN DOE AND ALL OTHERS IN POSSESSION. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure (Amended as to Sale date Only) dated October 16, 2025, and entered in Case no. 24-CA-005918 in the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein DAN PARTNERS LIMITED, a British Virgin Islands Company, as Plaintiffs, and 3 FIFTHS HOLDINGS LLC, a Florida Limited Liability Company, et. al., as Defendants, Kevin C. Karnes, Clerk of the Circuit Court & Comptroller for Lee County, Florida, will sell to the highest and best bidder for cash on-line https://www.lee.realforeclose.com, at 9:00 o'clock A.M. (Eastern Time) on November 13, 2025, the following described property as set forth in said Amended Final Judgment of Foreclosure (Amended as to Sale date Only): Lots 30 and 31, Block 3890, Unit 53, Cape Coral Subdivision. according to the plat thereof, as recorded in Plat Book 19, Page(s) 64 through 78, of the Public Records of Lee County, Florida. a/k/a: 2311 NW 21st Pl, Cape Coral, FL 33993 Folio ID: 10040963

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. in accordance with Florida Statutes, Section 45.031.

The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Dated this 20th day of October 2025. Kevin C. Karnes Clerk of Court (SEAL) T Mann

by Deputy Clerk LAW OFFICES OF MENDEZ &MENDEZ P.A. 7400 S.W. 57th Court, Suite 202 South Miami, FL 33143 Phone: (305) 667-0112 By: /s/ Daniel J. Mendez Daniel J. Mendez, Esq. Florida Bar Number 112086 $daniel @\,mendez and mendez law.com$ October 24, 31, 2025 25-04300L

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 25-CA-4333 Freedom Mortgage Corporation Plaintiff, vs. Michelle Lynn Allen: Unknown

Spouse of Michelle Lynn Allen Defendants. TO: Unknown Spouse of Michelle Lynn

Allen Last Known Address: 3176 44th Street SE. Grand Rapids, MI 49512.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT(S) 5 AND 6, BLOCK 1753, CAPE CORAL UNIT 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 122 THROUGH 134, INCLU-SIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACAT-ED ALLEY ABUTTING SAID PROPERTY ON THE EAST AS VACATED IN RESOLUTIONS

NOTICE OF ACTION BY

PUBLICATION

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

DIVISION: CIVIL CASE NO. 25-CC-004737

THE COTTAGES AT SOUTH SEAS

ASSOCIATION, INC., a Florida non-

INDIVIDUALLY AND AS TRUSTEE

OF THE BARBARA M. ARKUSH SELF DECLARATION OF TRUST,

DATED JUNE 22, 2000, AND

THE UNKNOWN SUCCESSOR, TRUSTEE(S) THE BARBARA M.

TRUST, DATED JUNE 22, 2000,

ARKUSH SELF DECLARATION OF

TO: BARBARA M. ARKUSH, INDI-

VIDUALLY, BARBARA M. ARKUSH

AS TRUSTEE OF THE BARBARA

M. ARKUSH SELF DECLARATION

PLANTATION CONDOMINIUM

profit corporation,

Defendants.

Plaintiff, vs. BARBARA M. ARKUSH,

4-96, RECORDED IN OFFI-CIAL RECORDS BOOK 2684, PAGE 1035, 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

or petition.
THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 10/17/2025.

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

Amanda Driscole, Esquire, Brock & Scott, PLLC.. the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, File # 25-F01955 October 24, 31, 2025 25-04304L

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-004584

PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JERRY YOUNGER, MELANIE J.

BARRON, JACQUELINE MICHELE YOUNGER, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JERRY YOUNGER,

Defendants. TO: JERRY YOUNGER LAST KNOWN ADDRESS: 7052 EN-DICOTT DR., INDIANAPOLIS, IN

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 50 in Condominium Parcel Number 1903 of PLANTATION HOUSE, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1970 at Page 43, of the Public Records of Lee County, Florida, and all amendment

thereto, if any. has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Com-

WITNESS my hand and seal of this Court on this 21st day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49107

October 24, 31, 2025 25-04331L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 25-CA-005002

Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Green Jr. a/k/a Raymond Henry Green Jr., Deceased; et al

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Green Jr. a/k/a Raymond Henry Green Jr., Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County,

LOT 1, BLOCK 104, UNIT 10, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 10/17/2025. Kevin Karnes

As Clerk of the Court (SEAL) By N Wright-Angad As Deputy Clerk

Julie York, Esquire Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, File # 25-F02058 October 24, 31, 2025 25-04303L OF TRUST, DATED JUNE 22, 2000, and THE UNKNOWN SUCCESSOR, TRUSTEE(S) THE BARBARA M. ARKUSH SELF DECLARATION OF TRUST, DATED JUNE 22, 2000 LAST KNOWN ADDRESS: 4501 CONCORD LN., APT 122, NORTH-

BROOK, IL 60062 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage

Lien Act, the owner of a self-storage

Unit Week No. 4, Parcel No. 1502, THE COTTAGES AT SOUTH SEAS PLANTATION, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1657 at Page 2197, of the Public Records of Lee County, Florida, and amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Com-

WITNESS my hand and seal of this Court on this 21st day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road. Sarasota, Florida 34237 service@michaelbelle.com 49134

FIRST INSERTION

October 24, 31, 2025 25-04330L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

CASE NO. 25-CC-004940 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. MARTIN GOLDBERG, THE UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER OR AGAINST MARTIN GOLDBERG, Defendants.
TO: MARTIN GOLDBERG, THE

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH. UNDER OR AGAINST MARTIN GOLDBERG

LAST KNOWN ADDRESS: 289 GOR-DON'S CORNER RD., MANALAPAN, YOU ARE HEREBY notified that an

action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 44 in Condominium Parcel Number K of

THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

A/K/A UNIT 1313, WEEK 44 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Com-

WITNESS my hand and seal of this Court on this 21st day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49214

25-04329L October 24, 31, 2025

FIRST INSERTION

NOTICE OF ACTION BY

PUBLICATIONIN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT $\begin{array}{c} \text{IN AND FOR LEE COUNTY,} \\ \text{FLORIDA} \end{array}$

DIVISION: CIVIL CASE NO. 25-CC-006614 CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM

ASSOCIATION, INC., a Florida nonprofit corporation. Plaintiff, vs. HELEN J. STANDISH, INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE C. AND HELEN I STANDISH TRUST DATED FEBRUARY 10, 1987, THE UNKNOWN SUCCESSOR TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987, AND

LEANNA J. STANDISH,

Defendants. TO: HELEN J. STANDISH, INDIVID-UALLY and HELEN J. STANDISH, AS TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FERRIJARY 10, 1987 LAST KNOWN ADDRESS: 18 JESSE WOOD LN., COLRAN, MA 01340 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon

located in LEE County, Florida: Unit Week No. 30, in Condominium Parcel No. 146, of CASA YBEL BEACH AND RACQUET

the following described real property

CLUB, PHASE F, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1354, Page 1039, in the Public Records of Lee County, Florida.

A/K/A UNIT 146F, WEEK 30 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint

WITNESS my hand and seal of this Court on this 21st day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

FIRST INSERTION

25-04317L October 24, 31, 2025

facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal

property located in the following storage units will be sold by competitive bidding. Facility Name: iŠtoragė - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Jazlyn Clarke-Boxs, bags. George McDonough- Mattress box spring night stand. Cape Coral Summer Kicthen- c/o Jose Diaz- PVC ceiling tile. Jolene Burlingham- Bags, Rack. Johnny Ramos- Boxes, lamps, Dress-Cabinet, toy truck. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder 25-04311L October 24, 31, 2025

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 ADULT INFECTIOUS DISEASE BIMINI SQUARE, located at 414 Cape Coral Pkwy E. Suite 202, in the city of Cape Coral, FL, 33904-8522, 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,

25-04314L October 24, 2025

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 Earth's Angels Transportation and Care Services, located at 8587 PEGASUS DR, in the City of Lehigh Acres, County of Lee, State of FL, 33971, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 October, 2025. Tommie Lee Thompson 8587 PEGASUS DR Lehigh Acres, FL 33971 October 24, 2025 25-04316L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal

property.
ADVERTISEMENT OF SALE: Notice

is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Delprado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: Crystal Blakely- mattress, shelf, vase, trash cans toaster oven, folding table, boxes. Felix Ortega- Bags, boxes, Suitcase, Shoes, Clothing. Carlos Pelaez- table, end table, dresser/hutch, bed frame, boxes, lamps. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder. October 24, 31, 2025 25-04308L

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Ernest Colby- shelving, computers, baby stroller, painting, boxes, tv, gas can, crates. Amy Glasgow- raffle wheel, plastic totes, microwave, sign boards, boxes. Amy Abernathy- clothes, electronics, hats, Christmas decorations, household furniture, chairs, boxes, totes, bags, hangers . Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder. October 24, 31, 2025

25-04307L

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 Pop Up Bin Store located at 15050 Elderberry Lane Suite 3V-63 in the

City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of October, 2025.

Surplus Simplified, LLC. 25-04315L October 24, 2025

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

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE MEMORIAL POLICY, THE SEASONAL "NO WHEELS" RESTRICTION AS A SUPPLEMENT TO THE AMENITY POLICY, AND THE FEES FOR THE UNSOLICITED PROPOSALS OF PUBLIC PRIVATE PARTNERSHIPS POLICY OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

In accordance with Chapter 2007-306, Laws of Florida, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed Memorial Policy, Seasonal "No Wheels" Restriction, as a Supplement to the Amenity Policy, and the Fees for the Unsolicited Proposals of Public Private Partnerships Policy (collectively, the "Proposed Rules"). The Proposed Rule numbers are 2026-01, 2026-02, and 2026-03. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on October 9, 2025.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rule:

November 20, 2025, at 4:00 p.m. Location: Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, Laws of Florida, as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, Laws of Florida, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, Florida

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), $Florida\ Statutes$, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates. com ("District Manager's Office") or by visiting the District's website at http://www. babcockranchliving.com/153/Independent-Special-District.

The full text of the Proposed Rules is available upon request from the District Manager's Office, The Memorial Policy can be summarized as a memorial program allowing commemorative plaque applications for past residents of the Baboock Ranch community involving incidents that occur on District property and roads. The Seasonal Restriction as a Supplement to the Amenity Policy can be summarized as a seasonal "no-wheels" requirement on a portion of a pathway from Founder's Square to Innovation Tower annually beginning on November 20th through January 15th. The Fees for the Unsolicited Proposals of Public Private Partnerships Policy is to set a rate for the District to evaluate unsolicited proposals received from private entities.

The proposed rates implementing such Proposed Rules are set forth below, which may be adjusted at the public hearing pursuant to discussion by the Board and public comment:

Per Memorial	No initial cost; \$100 to renew, upon expiration of the initial 10-year period
Per Unsolicited Proposal	\$1,000.00 fee per unsolicited proposal

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1~800-955-8770 for aid in contacting the District Manager's Office.

Cindy Cerbone, District Manager Babcock Ranch Community Independent Special District

25-04295L

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 25-CA-002989 PLAZA HOME MORTGAGE, INC., THE UNKNOWN HEIRS.

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CONSTANCE I DEATON AKA CONSTANCE DEATON AKA CONSTANCE LOUISE DEATON, DECEASED,

et al,

To: THE UNKNOWN HEIRS DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST CONSTANCE L. DEATON AKA CONSTANCE DEATON AKA CONSTANCE LOUISE DEATON, DE-

Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 19, BLOCK D, THE VIL-LAGES OF BONITA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY,

A/K/A 9359 LAKE ABBY LANE

BONITA SPRINGS FL 34135 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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.

This notice shall be published once a week for two consecutive weeks in the

WITNESS my hand and the seal of this court on this day of 10/17/2025 Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

Plaintiff's attorney, P.O. Box 23028, Tampa, FL 33623Albertelli Law at service@alaw.net

Albertelli Law,

tna - 25-006587 October 24, 31, 2025

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that STRONG-HOUSE SOLUTIONS, LLC, OWNER, desiring to engage in business under

fictitious name of STRONGHOUSE located at 820 JORIE BLVD., STE.

120, OAK BROOK, ILLINOIS 60523 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 24, 2025 25-04297L

FIRST INSERTION

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Waterford Landing Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 11:00 a.m., at Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916 on the following dates:

> November 13, 2025 January 22, 2026 February 26, 2026 March 26, 2026 April 23, 2026 August 27, 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 from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010, or by visiting the District's website https://www.waterfordlandingcdd.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 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 24, 2025

25-04296L

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-5174 IN RE: FORFEITURE OF \$13,150.00 U.S. CURRENCY

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$13,150.00 U.S. Currency be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHER-IFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$13,150.00 U.S. Currency.

You are required to file a copy of your

written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

Dated this day of 10/17/2025 KEVIN KARNES Clerk of Court (SEAL) By: N Wright-Angad Deputy Clerk

Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org

By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 October 24, 31, 2025

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL. CIVIL ACTION

Case No: 24-CA-006179 MARIA P. RIZZI and ENZO RIZZI, Plaintiffs, vs. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HUNTEN, DECEASED, UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF JOHN HUNTEN, LORA BROOKS A/K/A LORA HUNTEN, GEORGETTA E. LEWIS A/KA/ GEORGETTA E. HUNTEN, AS GUARDIAN FOR THE MINOR CHILDREN OF JOHN HUNTEN, DECEASED, and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN HUNTEN,

DECEASED. Defendants.

NOTICE IS GIVEN that, pursuant to the Order or Final Judgment entered

NOTICE OF SALE

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

CASE NO: 24-CC-009078

NOTICE IS GIVEN that, in accor-

dance with the Final Summary Judg-

ment of Foreclosure, entered October

8, 2025, in the above styled cause, in the County Court of Lee County

Florida, the Clerk of Court will sell

to the highest and best bidder the

following described property in accordance with Section 45.031 of the

Florida Statutes: Unit 104 Building N, of PEBBLE

BEACH AT LAGUNA LAKES, a

condominium according to the Declaration of Condominium

recorded February 27, 2004 in

Official Records Book 4211, Page

PEBBLE BEACH AT LAGUNA

LAKES ASSOCIATION, INC.,

Plaintiff(s), vs. SAMER MERHI, et al.,

Defendant(s).

in this cause in the Circuit Court of Lee County, Florida, beginning at 9:00 am at www.lee.realforeclose.com on November 13, 2025 in accordance with chapter 45 Florida Statutes, I will sell the property situated in Lee County, Florida, described as:

LOTS 7, the West $\frac{1}{2}$ of Lot 8 and the North 10 feet of Lot 6, MC-CLAIN SUBDIVISION, according to the plat thereof recorded in lat Book 10, Page 57, of the Public Records of Lee County, Florida.

Commonly known as: 2729 Garden Street, North Fort Myers, Florida 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 in accordance with Florida Statutes, Section 45.031.

Dated this 10/17/2025

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

25-04293L October 24, 31, 2025

FIRST INSERTION 4187, in the Public Records of

Lee County, Florida, and all ex-

hibits and/or Amendments at-

tached hereto. 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 the 16th day of October, 2025. 10/17/2025 Kevin C. Karnes

Clerk of Court (SEAL) N Wright-Angad /s/ Jacob Bair

Jacob Bair, Esq. Florida Bar: No. 0071437 Primary Email: jbair@blglawfl.com Secondary Email: service@blglawfl.com BLG Association Law, PLLC 301 W. Platt St. #375 Tampa, FL 33606 Phone: (813) 379-3804 Attorney for: PLAINTIFF October 24, 31, 2025 25-04292L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003009 Division Probate IN RE: ESTATE OF SANDRA LEE MUSCHLITZ

Deceased.

The administration of the estate of Sandra Lee Muschlitz, deceased, whose date of death was September 12, 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.

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

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

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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative: James A. Chouinard 12611 New Brittany Blvd Fort Myers, FL, Florida 33097 Attorney for Personal Representative: Matthew Goodwin, Esq. Florida Bar Number: 112513

Alexandra Kane, Esq. Florida Bar Number: 1039243 Attorney 9955 Tamiami Trail North,

Suite 4 NAPLES, FL 34108 Telephone: (239) 207-3403 E-Mail: matt@glpa.law Secondary E-Mail: Alexandra@glpa.law October 24, 31, 2025 25-04301L

FIRST INSERTION

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

CASE NO.: 24-CA-007308 LAKEVIEW LOAN SERVICING, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF D'ANGELO T.

GILLIAM A/K/A DANGELO T. GILLIAM A/K/A D'ANGELO TRAMAYNE GILLIAM, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on De-

cember 4, 2025, at 9:00 a.m. ET, via the online auction site at www.lee. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 59 and 60, Block 4032, CAPE CORAL UNIT 56, according to the Plat thereof, as recorded in Plat Book 19, Pages 107 through 116, of the Public

Records of Lee County, Florida. Property Address: 2637 NW 9th St, Cape Coral, FL 33993 pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

gagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this

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

Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com October 24, 31, 2025 25-04299L

FIRST INSERTION

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

CASE NO.: 2025-CA-002097 ONSLOW BAY FINANCIAL, LLC, Plaintiff, v.

RAMON JOSE BONALDE, et al., Defendants. NOTICE is hereby given that Kevin

C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 4, 2025, at 9:00 a.m. ET, via the online auction site at www.lee. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best hidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 5 and 6. Block 2371, CAPE CORAL UNIT 35, according to the plat thereof as recorded in Plat Book 16, Page 100, Public Records of Lee County, Florida. Property Address: 2 NE 3rd Lane, Cape Coral, FL 33909 pursuant to the Final Judgment of

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

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

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

WITNESS my hand and official seal of this Honorable Court this 10/20/2025

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

Tiffany & Bosco, P.A. 1201 S. Orlando Ave.,

Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com October 24, 31, 2025 25-04298L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Michelle Marie Miller and located at 15847 Blue Skies Dr., lot #253 North Ft. Myers, Florida 34769 will, on November 11, 2025, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Bayshore Village office, 15711 Shoreline Blvd, North Fort Myers, Florida 33917.

YEAR/MODEL 1980/BARR VIN# FLFLK33A13196BA

Title# 48857880 YEAR/MODEL 1980/BARR VIN# FLFLK33B13196BA Title# 48861864 Additional personal property unknown PREPARED BY: MARK C. PAYNE, Esq. Agent for Bayshore Village P.O. Box 1061 Tampa, Florida 33601-1061 Telephone: 813-223-6882 October 24, 31, 2025 25-04306L

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 RP Event Solutions located at 3910 E Hampton Cir in the City

of Alva, Lee County, FL 33920 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of October, 2025.

25-04302L

Blake Roach October 24, 2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-004555 HERITAGE ENTERPRISES FL Plaintiff, vs.

SHIRLEY A. POPIELARZ, deceased and all others claiming by, through and under SHIRLEY A. POPIELARZ, deceased, RAYMOND J. POPIELARZ, deceased and all others claiming by, through and under RAYMOND J. POPIELARZ, deceased, DENISE MOTTA, CHERYL DINAPOLI, deceased and all others claiming by, through and under CHERYL DINAPOLI, deceased, and BRENDA

Defendant,
TO: SHIRLEY A. POPIELARZ, deceased and all others claiming by, through and under SHIRLEY A. POP-IELARZ, deceased, RAYMOND J. POPIELARZ, deceased and all others claiming by, through and under RAY-MOND J. POPIELARZ, deceased and CHERYL DINAPOLI, deceased and all others claiming by, through and under CHERYL DINAPOLI, deceased,

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Lot 7 and 8, Block 2075, Cape Coral Unit 31, according to the

map or plat thereof, as recorded in Plat Book 14 Page(s) 149 through 161, inclusive, of the Public Records of Lee County, Florida.

a/k/a 1108 NE 12th Ter, Cape Coral, FL.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before November 26, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

plaint or petition.

DATED this 17th day of October,

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

of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street. Orlando, FL 32814, telephone number (407) 514-2692 Oct. 24, 31; Nov. 7, 14, 2025 25-04282L

FIRST INSERTION

J.D. Manzo.

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

DIVISION CASE NO. 25-CA-001693

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

DEAN COMSTOCK, et al., **Defendant.**NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered September 25, 2025 in Civil Case No. 25-CA-001693 of the Circuit Court of the TWENTIETH JU-DICIAL CIRCUIT in and for Lee Countv. Ft. Myers, Florida, wherein MORT-GAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LI-ABILITY COMPANY is Plaintiff and Dean Comstock, 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 13 day of November, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 32 and 33, Block 5783, CAPE CORAL UNIT 88, a subdivision, according to the plat thereof, as recorded in Plat Book 24, Pages 127 through 143, of the Public Records of Lee County Florida.

Address: 4009 E Gator Cir, Cape Coral, FL 33909

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 10/17/2025

Kevin C. Karnes Deputy Clerk
CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N Wright-Angad

McCalla Ravmer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPavable@mccalla.com Counsel of Plaintiff 25-11557FL

October 24, 31, 2025 25-04286L

FIRST INSERTION

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

Tax Deed #:2025001794 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23597 Year of Issuance 2023 Description of Property UNIT NO. 202, BUILDING V, PARTRIDGE CONDOMINIUM, ACCORDING TO THE DEC-LARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1488, PAGE 372-411, INCLUSIVE, AND THE CONDOMINIUM SUR-VEV RECORDED AT CON-DOMINIUM BOOK 7, PAGES 22-24, INCLUSIVE AND THE AMENDMENT TO SAID DEC-LARATION AS RECORDED IN OFFICIAL RECORD BOOK 1500, PAGES 1272-1277, INCLUSIVE AND THE SECOND AMENDMENT TO SAID DEC-LARATION AS RECORDED IN OFFICIAL RECORD BOOK 1510, PAGES 256-262, INCLU-SIVE AND ANY AND ALL SUB-SEQUENT AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AP-PURTENANCES THERETO. Strap Number 01-46-24-07-00005.2020

Names in which assessed: MELVIN J GOSSMAN, MEL-VIN J GROSSMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04261L

FIRST INSERTION

NOTICE OF ACTION FOR CONSTRUCTIVE SERVICE BY PUBLICATION

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

CASE NO.: 25-CA-001420 ED ALUMINUM CONSTRUCTION,

Plaintiff, V. JOHN J PICK CHRISTINE R PICK Defendants.

ED ALUMINUM CONSTRUCTION, INC., a Florida corporation, as Plaintiff, vs. JOHN J PICK; CHRISTINE R PICK; Last known address: 8310 Tarpon Trl Rd, West Paducah, KY 42086.

YOU ARE HEREBY NOTIFIED that an action has been commenced to quiet title to the following real property, lying and being and situated in Lee County, Florida, more particularly described as

Lot 12, Block 2, Unit 1, Section 24 Township 45 South, Range 27 East, Lehigh Acres, according to

the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 18, Page 88, Public Records, Lee County, Florida.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kamilah Jolly, Esquire Attorney, whose address is 16855 NE 2nd Ave, Suite 103, North Miami Beach, Florida 33162 on or before November 26, 2025, and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

DATED this day of 10/17/2025Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright-Angad

Deputy Clerk Kamilah Jolly, Esquire Attorney, 16855 NE 2nd Ave, Suite 103, North Miami Beach, Florida 33162 Oct. 24, 31; Nov. 7, 14, 2025

25-04283L

--- TAX DEEDS / ACTIONS ---FIRST INSERTION

LEE COUNTY

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

Tax Deed #:2025001765 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as Certificate Number: 23-23373

Year of Issuance 2023 Description of Property UNIT 212, BUILDING C, OF IVERNESS VILLAGE CONDOMINIUM NOW KNOWN AS LOCH-MOOR ON THE GREEN MOOR ON THE GREEN
CONDOMINIUM, A CONDOMINIUM ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF
RECORDED IN THE OFFI-CIAL RECORDS BOOK 1084, PAGE 199, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA AND ALL AMEND-MENTS THERE TO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-44-24-30-0000C.2120

Names in which assessed: 5918 LITTLESTONE LANCE UNIT 212 LAND TRUST, JER-ROLD MATTHEW ZACHARI-AS, THE 5918 LITTLESTONE LANCE UNIT 212 LAND TRUST DATED THE 21 DAY OF MAY, 2020

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04258L

FIRST INSERTION

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

Tax Deed #:2025001867 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23565 Year of Issuance 2023 Description of Property UNIT 201, BUILDING 4, OF ROYAL POINTE AT MAJESTIC PALMS SECTION I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-MINIUM RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2006000444924,

AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF COUNTY, FLORIDA Number 31-45-24-62-LEE Strap 00004.0201

Names in which assessed: DENISE MCCARTHY, KEVIN SHIMANSKY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04260L

FIRST INSERTION

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

Tax Deed #:2025001820 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23045 Year of Issuance 2023 Description of Property UNIT R-709, WHITE SAND VILLAS, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM THE EXHIBITS AT-TACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4203, PAGE 2100, AND ALL AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE

ABOVE DESCRIPTION IN-CLUDES, BUT IS NOT LIMIT-ED TO, ALL APPURTENANC-ES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVID-ED INTEREST IN THE COM-MON ELEMENTS OF SAID CONDOMINIUM. Strap Number 24-46-23-W1-0400R.0709 Names in which assessed:

MAIN REAL & CAPITAL LLC, MAIN REAL ESTATE & CAPI-TAL LLC, MAIN REAL-ESTATE & CAPITAL LLC, MAIN REAL-ESTATE + CAPITAL 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & ${\bf Comptroller.}$

Oct. 24, 31; Nov. 7, 14, 2025

25-04254L

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION

Case #: 25-CA-005194 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Plaintiff, -vs. Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy Lynn Meyer a/k/a Nancy L. Meyer a/k/a Nancy Meyer a/k/a Nancy Larsen, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.

Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy Lynn Meyer a/k/a Nancy L. Meyer a/k/a Nancy Meyer a/k/a Nancy Larsen, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants,

incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows:

LOT NO. 271, OF PORTICO PHASE I, ACCORDING TO

THE PLAT THEREOF, AS RE-CORDED IN INSTRUMENT NO. 2006000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

more commonly known as 14396 Vindel Circle, Fort Myers, FL 33905.

This action has been filed against you and vou are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

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

WITNESS my hand and seal of this Court on the day of 10/17/2025,

Kevin C. Karnes Circuit and County Courts (SEAL) By: N Wright-Angad Deputy Clerk LOGS LEGAL GROUP LLP,

750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-333338 FC01 RFT October 24, 31, 2025 25-04290L

Attorneys for Plaintiff,

FIRST INSERTION

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

Tax Deed #:2025001912 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

Certificate Number: 23-22979 Year of Issuance 2023 Descripof Property WHIPSER-WOOD 1, PHASE 2, UNIT 7A OF WHISPERWOOD II AS SHOWN IN OFFICIAL RE-CORDS BOOK 1650, PAGE 954 DESCRIBED AS: FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVI-SION IN SECTION 2, TOWN-SHIP 46 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 33, PAGE 19, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS

00 DEGREES, 02 MINUTES EAST ALONG THE WEST-ERLY BOUNDARY OF SAID LOT 5 88.73 FEET; THENCE EAST FOR 20.01 FEET TO THE POINT OF BEGINNING; THENCE EAST FOR 6.00 FEET; THENCE SOUTH 0.83 FEET; THENCE EAST FOR 34.00 FEET; THENCE SOUTH O.33 FEET; THENCE EAST FOR 2.00 FEET; THENCE SOUTH FOR 13.89 FEET; THENCE WEST FOR 42.00 FEET; THENCE NORTH FOR 15.05 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.07A0 Names in which assessed:

MICHAEL L SMITH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

FOLLOWS: THENCE SOUTH

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

Tax Deed #:2025001796 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-22900 Year of Issuance 2023 Description of Property UNIT NO. 106, BUILDING 1, TARPON LAND-INGS, A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AND APPURTENANCE THERETO. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED AS OFFICIAL RECORDS INSTRU-MENT NO. 2006000343856, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-23-C4-00801.0106

Names in which assessed: PILLAR CAPE CORAL 1 LLC, PILLAR CAPE CORAL I 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

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

Tax Deed #:2025001891 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

Certificate Number: 23-23247 Year of Issuance 2023 Descriprea of Issuance 2023 Description of Property UNIT NUMBER F406, OF MOORINGS POINT CONDOMINIUM, PHASE 1, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGES 470 THROUGH 545, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 10-44-24-20-0000F.4060 Names in which assessed:

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

WILLIAM J MATEIKIS

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

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

Tax Deed #:2025001870 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23807 Year of Issuance 2023 Description of Property UNIT 214 OF FAIRVIEW ISLES CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN OFFICIAL RECORDS BOOK 1439. PAGES 180 THROUGH 220, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO:

TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECI-FIED IN SAID DECLARA-TION OF CONDOMINIUM. Strap Number 34-46-24-W4-02300.2140 Names in which assessed:

DONALD W BALL SR TRUST, DONALD W. BALL, SR. REVO-CABLE TRUST AGREEMENT DATED SEPTEMBER 23, 2020, MARK WARDEN, TIMOTHY LEE LOKEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04262L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001799

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23911 Year of Issuance 2023 Description of Property LOT 182, YACHT CLUB COLONY, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 95

THROUGH 96, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-25-03-00000.1820 Names in which assessed:

ESTHER BLANCO, MARIANO BLANCO All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

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

Tax Deed #:2025001834 NOTICE IS HEREBY GIVEN that Steven Farah the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17065 Year of Issuance 2023 Description of Property LOT 7, BLOCK 15, UNIT 4, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-04-00015.0070

Names in which assessed: RIO4 INVESTMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04233L

FIRST INSERTION

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

Tax Deed #:2025001678 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14015 Year of Issuance 2023 Description of Property LOT 7, BLOCK 13, GREENBRIAR UNIT 3, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-44-27-05-00013.0070

Names in which assessed: BELMONT GROVE 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04225L

FIRST INSERTION

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

Tax Deed #:2025001808 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22977 Year of Issuance 2023 Description of Property UNIT NO. 5-A OF WHISPERWOOD, PHASE 2. AS GRAPHICALLY SHOWN ON A SURVEY IN OFFICIAL RECORDS BOOK 1650, PAGE 954, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH UNIT IS MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: WHISPERWOOD, PHASE 2, UNIT 5A: FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVISION, IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 33, PAGE 19, OF THE PUBLIC RECORDS OF LEE

COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE SOUTH 00° 02 EAST ALONG THE WESTER-LY BOUNDARY OF SAID LOT 5 FOR 76.62 FEET; THENCE EAST FOR 20.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 15.05 FEET: THENCE EAST FOR 42.00 FEET; THENCE SOUTH FOR 13.89 FEET; THENCE WEST FOR 2.00 FEET; THENCE SOUTH FOR 0.33 FEET: THENCE WEST FOR 34.00 FEET: THENCE SOUTH FOR 0.83 FEET; THENCE WEST FOR 6.00 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.05A0

Names in which assessed: KLARA POUROVA, PAVEL POUR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04252L

FIRST INSERTION

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

Tax Deed #:2025001760 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22852 Year of Issuance 2023 Description of Property LOT(S) 79 AND 80. BLOCK 1670. UNIT 64. CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH: BY EXTENDING THE LOT LINE BETWEEN LOTS 78 AND 79, A DISTANCE OF 1.63 FEET IN THE WESTERLY DIRECTION AND BY EXTENDING THE LOT LINE BETWEEN LOTS 80 AND 83, A DISTANCE OF 1.59 FEET IN THE WESTER-LY DIRECTION, THE AREA

ENCLOSED BETWEEN THE BACK LOTS 79 AND 80 AND THE TWO EXTENSIONS PRE-VIOUSLY DESCRIBED CON-NECTED BY THE WATER-FACE OF THE CONSTRUCTED SEAWALL, ALL IN BLOCK 1670, UNIT 64, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3029, PAGE 2179. Strap Number 15-45-23-C3-01670.0790

Names in which assessed: CENTURY HOLDINGS LLC, CENTURY 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04249L

FIRST INSERTION

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

Tax Deed #:2025001889 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

Certificate Number: 23-22866 Year of Issuance 2023 Description of Property LOTS 49 AND 50, BLOCK 5038, UNIT 72, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED

IN PLAT 23, PAGES 9 TO 26, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-45-23-C2-05038.0490

Names in which assessed: ISAURA GONZALEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court &

Comptroller. Oct. 24, 31; Nov. 7, 14, 2025

25 - 04250 L

FIRST INSERTION

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

Tax Deed #:2025001734 NOTICE IS HEREBY GIVEN that HARRY GREEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows:

Certificate Number: 23-22479 Year of Issuance 2023 Description of Property THE SOUTH SIXTY-FIVE FEET OF THE EAST 129.06 FEET OF THE SOUTH QUARTER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA. Strap Number 21-44-22-08-00000.002A

Names in which assessed: PAUL A OLIVER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04244L

FIRST INSERTION

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

Tax Deed #:2025001802 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23434 Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 549, CAPE CORAL SUBDIVISION, UNIT 11, AC-CORDING TO THE PLAT THEREOF, RECORDED IN THEREOF, RECORDED IN PLAT BOOK 13, PAGES 42 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-24-C4-00549.0030

Names in which assessed: 1611 HENDRY ST 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04259L

FIRST INSERTION

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

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

Certificate Number: 23-22683 Year of Issuance 2023 Description of Property LOTS 39, 40 AND 41, BLOCK 4786, CAPE CORAL UNIT 71, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 22, PAGES 88-107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-23-C2-04786.0390

Names in which assessed: CAPE CORAL 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04245L

FIRST INSERTION

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

Tax Deed #:2025001863 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP, the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22826 Year of Issuance 2023 Description of Property LOTS 37, 38 & 39, BLOCK 4533, UNIT 44 PART 1, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 113 TO 121, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-23-C4-04533.0370

Names in which assessed: LYNDA D LEACH, RODNEY R LEACH, RODNEY R. LEACH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04248L

THE NORTHWEST QUARTER

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001795

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23295 Year of Issuance 2023 Descrip tion of Property THE SOUTH 66 FEET OF LOT 8 OF BAILEY'S HOMESITE AS PER THE UN-RECORDED PLAT THEREOF PREPARED BY HARRY K. DAVISON. LICENSED SUR-VEYOR OF FORT MYERS, LEE COUNTY, FLORIDA, IN JANU-ARY, 1939; SAID PROPERTY ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BE-GINNING AT THE NORTH-WEST CORNER OF SECTION 11, TOWNSHI? 44 SOUTH, RANGE 24 EAST; THENCE SOUTH 30 FEET; THENCE EAST 30 FEET; THENCE SOUTH 630 FEET TO A POINT ON THE EAST SIDE OF A PUBLIC ROAD AND THE POINT OF BEGINNING OF THE LAND TO BE HEREIN DESCRIBED; THENCE EAST 135 FEET; THENCE NORTH 66 FEET ON A LINE PARAL-LEL WITH SAID PUBLIC ROAD; THENCE WEST 135 FEET TO THE EAST SIDE OF SAID PUBLIC ROAD; THENCE SOUTH ALONG THE EAST SIDE OF SAID PUBLIC ROAD, 66 FEET TO POINT OF BEGINNING; AND THE WEST HALF (W 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH-WEST QUARTER (SW 1/4) OF

(NW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, E????? 30 FEET OFF WEST SIDE FOR ROAD (BEING THE WEST HALF OF LOTS 9 AND 10 OF BAILEY'S HOMESITE, UNRECORDED PLAT.) LESS THE SOUTH 85 FEET OF THE WEST HALF (W1/2) OF THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUN-TY, FLORIDA, LESS ROAD RIGHT OF WAY. ALSO LESS THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SAID SECTION 11, TOWN-SHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI-DA, LESS THE WEST 30 FEET FOR THE ROAD OF RIGHT-OF-WAY. Strap Number 11-44-24-00-00003.0000

Names in which assess AMSALEM YARON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04257L

FIRST INSERTION

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

Tax Deed #:2025001829 NOTICE IS HEREBY GIVEN that GISELA VOLKMEIER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22732 Year of Issuance 2023 Description of Property LOT(S) 12 AND 13, BLOCK 6068, UNIT 96, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 45 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS LEE COUNTY, FLORIDA. Strap Number 33-44-23-C3-06068.0120

Names in which assessed: ARY AUGUSTO NOGUEIRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04246L

FIRST INSERTION

NOTICE OF APPLICATION $FOR\,TAX\,DEED$ Section 197.512 F.S.

Tax Deed #:2025001830 NOTICE IS HEREBY GIVEN that GISELA VOLKMEIER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22775 Year of Issuance 2023 Description of Property LOT 22, BLOCK 4953, UNIT 73, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 27 THROUGH 40, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-23-C3-04953.0220 Names in which assessed:

ROLF AESCHBACHER, YVONNE SALAADIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04247L

FIRST INSERTION

FIRST INSERTION

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

Tax Deed #:2025001705 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02206 Year of Issuance 2023 Description of Property LOTS 9 & 10 BLOCK 4058 UNIT 56 CAPE ${\tt CORAL\,ACCORDING\,TO\,PLAT}$ THEREOF RECORDED IN PLAT BOOK 19 PAGES 107-116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-23-C3-04058.0090

Names in which assessed: JAMES P CARDEN, SALVA-TORE TODARO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04193L

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

Tax Deed #:2025001571 NOTICE IS HEREBY GIVEN that PICKLES ON THE SIDE, INC AND BANESCO USA the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are

as follows: Certificate Number: 23-06936 Year of Issuance 2023 Description of Property BEGINNING AT THE NORTHEAST COR-NER OF LOT 17, BLOCK 3, OF TERRY, TICE AND VANDAWALKER'S SUBDIVISION, PLAT BOOK 1, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE SOUTH 545 FEET TO THE POINT OF BEGINNING;

THENCE WEST 112 1/2 FEET; THENCE SOUTH 75 FEET; THENCE EAST 112 1/2 FEET THENCE NORTH TO THE POINT OF BEGINNING, EX-CEPTING THEREOUT AND THEREFROM THE EAST 20 FEET FOR ROAD RIGHT OF WAY. Strap Number 03-44-25-01-00051.0060 Names in which assessed:

BONNIE L. FOURNIER, CAL-VIN LITTLE, ELAINE M. NOL-LETT, ELAINE NOLLETT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04212L

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

Tax Deed #:2025001756 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of

the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22419

Year of Issuance 2023 Description of Property PARCEL 19, ISLE OF PINES BEING A PLANNED UNIT DEVELOP-MENT IN THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LESS THE NORTH 30 FEET AND THE WEST 30 FEET THEREOF, LYING AND BE-ING IN LEE COUNTY, FLOR-IDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF SAID NORTH 3/4 OF THE NORTH-WEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTH 3/4 AND THE CENTERLINE OF CA-LOOSA DRIVE (A 60 FOOT

RIGHT-OF-WAY), A DIS-TANCE OF 281.42 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST DEPART-ING, AT RIGHT ANGLES, SAID NORTH LINE A DIS-TANCE OF 288.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DE-SCRIBED; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 81.33 FEET; THENCE SOUTH 1 DEGREES 20 MINUTES 0 SECONDS EAST FOR A DISTANCE OF 75.02 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 83.0 FEET: THENCE NORTH 0 DEGREES 3 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. Strap Number 07-44-22-04-00000.0190 Names in which assessed:

DAGENHART HOLDINGS LLC, ELIZABETH L MURPHY, JAMES A MURPHY All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04243L

LEE COUNTY

FIRST INSERTION

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

Tax Deed #:2025001744 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06284 Year of Issuance 2023 Description of Property A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUN-TY OF LEE, BEING A PART OF BLOCK 8, PINE MANOR, UNIT NO. 3, A SUBDIVISION RECORDED IN PLAT BOOK 10 AT PAGE 93, PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: LOT 21 AND THE NORTH 6.00 FEET OF LOT 20 OF SAID BLOCK 8. Strap Number 11-45-24-03-00008.0210

Names in which assessed: DIANA A ALVARADO, JESSICA IRACHETA, JOSE G IRACHETA, JUAN F IRACHETA, PETRA E IRACHETA, REYES M IRACH-ETA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04209L

FIRST INSERTION

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

Tax Deed #:2025001718 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-21564 Year of Issuance 2023 Description of Property LOT 10, BLOCK 30, UNIT 10, LEHIGH ACRES, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-10-00030.0100

Names in which assessed: ALEXANDER ALFARO, ALEX-ANDER JOHN ALFARÓ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04239L

FIRST INSERTION

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

Tax Deed #:2025001740 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-08612 Year of Issuance 2023 Description of Property UNIT NO. 102, BUILDING 11, OF BERMUDA PARK, A CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3609, PAGE 4068, AS AMEND-ED IN O.R. BOOK 4022, PAGE 2148. AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO Strap Number 22-47-25-B3-01611.0102 Names in which assessed:

SHIRLEE TACKWELL, STE-VEN TACKWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04213L

FIRST INSERTION

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

Tax Deed #:2025001717 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-21551 Year of Issuance 2023 Description of Property LOT 7, BLOCK 28, UNIT 9, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 20, PAGE 46. Strap Number 26-45-27-09-00028.0070

Names in which assessed: MYRIAM CORNUT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04238L

FIRST INSERTION

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

Tax Deed #:2025001748 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06678 Year of Issuance 2023 Description of Property UNIT 307, BUILDING 3 OF GRAND VIEW OF PARKER LAKES ONE, A CONDOMINIUM AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGE 1851, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 28-45-24-29-00003.0307 Names in which assessed: CYNTHIA M WALSH, CYN-

THIA M. WALSH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

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

Tax Deed #:2025001702 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-17806 Year of Issuance 2023 Description of Property LOT 5, BLOCK 19, UNIT 3, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 172, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-03-00019.0050

Names in which assessed: ELIZABETH BOGGIO, PRIMO M BOGGIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

Oct. 24, 31; Nov. 7, 14, 2025 25-04235I

FIRST INSERTION

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

Tax Deed #:2025001680 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-09452 Year of Issuance 2023 Description of Property LOT 42, BLOCK 13, UNIT 3, SECTION 3. TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 5 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-26-03-00013.0420

Names in which assessed: CHRISTO CHRISTODOULOU, US AFFORDABLE HOMES INC. US AFFORDABLE HOMES INC.. US AFFORDABLE HOMES, INC.. ZEN GLOBAL SUPPLY INC, ZEN GLOBAL SUPPLY 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04214L

FIRST INSERTION

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

Tax Deed #:2025001778 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14481 Year of Issuance 2023 Description of Property LOT 9, BLOCK 309 UNIT 53 IN GREENBRI-AR SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RE-CORDED IN PLAT BOOK 27, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-L1-53309.0090

Names in which assessed: EXCLUSIVE HOMES CONSTRUCTION LLC, EXCLU-SIVE HOMES CONSTRUC-TION, LLC, LAND TRUST PARTNERS OF FLORIDA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04226L

FIRST INSERTION

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

Tax Deed #:2025001837NOTICE 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: 23-09876 Year of Issuance 2023 Description of Property LOT 2, BLOCK 63, UNIT 7, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-26-07-00063.0020

Names in which assessed: GSNM REALTY LLC, GSNM REALTY, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04216L

FIRST INSERTION

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

Tax Deed #:2025001709 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-10228 Year of Issuance 2023 Description of Property LOT 9, BLOCK 11, UNIT 1, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 63, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-44-26-01-00011.0090 Names in which assessed:

ESTATE OF ARMAND A VAL-LIER, MICHELLE ANN RIVE-RA, PHILIP VALLIER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04218L

FIRST INSERTION

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

Tax Deed #:2025001566 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

Certificate Number: 23-09962 Year of Issuance 2023 Description of Property LOT 5, BLOCK 107, UNIT 11, LEHIGH ACRES, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING TO PLAT BOOK 15. PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-26-11-00107.0050

Names in which assessed: EQUITY TRUST COMPANY, EQUITY TRUST COMPANY CUSTODIAN FBO Z077402, EQUITY TRUST COMPANY CUSTODIAN FBO Z077402 IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04217L

FIRST INSERTION

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

Tax Deed #:2025001888 NOTICE IS HEREBY GIVEN that Factory Direct Music Inc Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11963 Year of Issuance 2023 Description of Property LOT 11, BLOCK 14, UNIT 3, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-03-00014.0110

Names in which assessed: ESTATE OF PATRICIA C IRE-LAND-ANDREWS, PATRICIA C. IRELAND-ANDREWS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04220L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S

Tax Deed #:2025001710 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-06480 Year of Issuance 2023 Description of Property CONDOMIN-IUM UNIT 3006, BUILDING 30, VENETIAN PALMS, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000027321, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-24-51-00030.3006

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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04210L

FIRST INSERTION

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

Tax Deed #:2025001620 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05425 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 3570, UNIT 47 PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 5 THRU 11, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Number 07-44-24-C2-Strap 03570.0010

Names in which assessed: EVERGRANDE LLC, EVER-GRANDE, 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 12/16/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04208L

FIRST INSERTION

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

Tax Deed #:2025001805 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24360 Year of Issuance 2023 Description of Property LOT 19, BLOCK 5, LEHIGH ACRES ADDI-TION 2, SECTION 6, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE OF-FICE OF THE CLERK OF THE COURT IN PLAT BOOK 18. PAGE 149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-45-27-L3-02005.0190 Names in which assessed:

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

PATRICIA S BLAUTH TRUST

Oct. 24, 31; Nov. 7, 14, 2025 25-04266L

FIRST INSERTION

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

Tax Deed #:2025001696 NOTICE IS HEREBY GIVEN that JEFFREY DAMMES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 30-57 Year of Issuance 2022 Description of Property LOTS 21 AND 22, BLOCK 1952, UNIT 29, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 16, PAGES 15 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-23-C2-01952.0210

Names in which assessed: CALVARY BAPTIST CHURCH INC, CALVARY BAPTIST CHURCH INC. CAPE CORAL, FLORIDA, CALVARY BAPTIST CHURCH, INC., CAPE CORAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04267L

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed #:2025001669 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 34- Year of Issuance 2022 Description of Property GOVERNMENT LOT IN SECTION 14, TOWN-SHIP 44 SOUTH, RANGE 21 EAST, AND GOVERNMENT LOTS 1 AND 2, IN SECTION

23, TOWNSHIP 44 SOUTH, RANGE 21 EAST LITTLE WOOD I LEE FLORIDA. Strap Number 23-44-21-00-00001.0000

Names in which assessed: J MICHAEL ROONEY, J. MI-CHAEL ROONEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FIRST INSERTION

FIRST INSERTION

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

Tax Deed #:2025001813 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24127 Year of Issuance 2023 Description of Property WEST BAŶ CLUB PB 62 PGS 79-111

BLK D LOT 9 Strap Number 05-47-25-E1-0700D.0090 Names in which assessed: MELISSA GAUTHIER, RENE GAUTHIER All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04264L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001782 NOTICE IS HEREBY GIVEN that Cape

Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12050

Year of Issuance 2023 Description of Property LOT 3, BLOCK 82, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 36-44-26-L3-08082.0030

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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-Oct. 24, 31; Nov. 7, 14, 2025

25-04222L

FIRST INSERTION

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

Tax Deed #:2025001695 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05424 Year of Issuance 2023 Description of Property LOT 32, BLOCK 2021, UNIT 31, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 07 - 44 - 24 - C2 - 02021.0320Names in which assessed: CHERYL A WALTERS, CHERYL A. WALTERS, NOAH A WALTERS III, NOAH A. WALTERS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04207L

FIRST INSERTION

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

Tax Deed #:2025001703 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-17942 scription of Property LOT 5. BLOCK 64, UNIT 12, SECTION 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 181, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-12-00064.0050

Names in which assessed: ELIZABETH BOGGIO, PRIMO M BOGGIO, PRIMO M. BOG-

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04236L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001712 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-16140 Year of Issuance 2023 Description of Property LOT 21, BLOCK 12, UNIT 3, SECTION 18, 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 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-03-00012.0210 Names in which assessed:

TURAG KOKHABI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04229L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001644

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: 23-12087 Year of Issuance 2023 Description of Property LOT 10, BLOCK 113, UNIT 12, LEHIGH ACRES, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 92, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 36-44-26-12-00113.0100

Names in which assessed ANA ROXANA PAREDES, JUAN MANUEL PONCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04224L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001726

NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-22209 Year of Issuance 2023 Description of Property LOT 9, BLOCK 88, UNIT 14, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ARCES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 28, PAGE 72, PUBLIC RECORDS, COUNTY, FLORIDA. Number 36-45-27-14-00088.0090

Names in which assessed: MARIE REZKOVA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04240L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001739

NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-16306

Year of Issuance 2023 Description of Property LOT 18, BLOCK 27, UNIT 7, SECTION 19, 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 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-27-07-00027.0180

Names in which assessed: TURAG KOKHABI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04231L

FIRST INSERTION

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

Tax Deed #:2025001777 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-15062 Year of Issuance 2023 Description of Property LOT 4, BLOCK 11, UNIT 3, SECTION 9, TOWNSHIP 44 SOUTH RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 09-44-27-L3-03011.0040

Names in which assessed: JEAN PIERRE VEVE, JEAN VEVE, PIERRE VEVE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04227L

FIRST INSERTION

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

Tax Deed #:2025001783

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

Certificate Number: 23-12059 Year of Issuance 2023 Description of Property LOT 9, BLOCK 87, UNIT 9, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-L3-09087.0090

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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04223L

FIRST INSERTION

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

Tax Deed #:2025001716 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-21082 Year of Issuance 2023 Description of Property LOTS 6 AND 7, BLOCK 12, UNIT 1, LE-HIGH ACRES SUBDIVISION, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-01-

Names in which assessed: BRIDGET MURPHY, DAVID MURPHY

00012.0060

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04237L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001612

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

Certificate Number: 23-16986 Year of Issuance 2023 Descrip-tion of Property EAST HALF OF LOT 1, BLOCK 26, UNIT 7, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 37, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-27-07-00026.001B

Names in which assessed: SHANI M VICKERMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04232L

FIRST INSERTION

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

Tax Deed #:2025001781

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

Certificate Number: 23-12006 Year of Issuance 2023 Description of Property LOT 3, BLOCK 48, UNIT 6, SECTION 36, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, COUNTY, FLORIDA; LESS SUBSURFACE RIGHTS. Strap Number 36-44-26-L1-06048.0030

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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04221L

FIRST INSERTION

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

Tax Deed #:2025001699 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE, the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22414 Year of Issuance 2023 Description of Property LOT 301, SUN DIET VILLAGE, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001858

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

Certificate Number: 23-17535 Year of Issuance 2023 Description of Property UNIT 19, KNOWN AS CONDOMINIUM UNIT 19, IN COUNTRY CLUB GARDENS CONDOMINIUMS, INC., A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL

FIRST INSERTION RECORDS BOOK 625 PAGE 170, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 288 THROUGH 292, AND AMENDMENTS

25-04242L

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 07-

ANN M WALL, ESTATE OF ANN M. WALL, ESTATE OF

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 12/16/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

44-22-03-00000.3010

ANN MARIE WALL

Names in which assessed:

44-27-26-00000.0190 Names in which assessed: DIGITAL LEADS LLC, DIGI-TAL LEADS, LLC

THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 34-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04234L

FIRST INSERTION

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

Tax Deed #:2025001909 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: 23-22326 Year of Issuance 2023 Description of Property LOT 26 OF CAPTIVA PALMA, AN UN-RECORDED SUBDIVISION, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWN-SHIP 45 SOUTH, RANGE 21 EAST, RUN NORTH 8° 40 EAST, 405.15 FEET ALONG

THE EAST LINE OF SAID SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST; THENCE NORTH 81° 20' WEST, 975 FEET TO THE POINT OF BEGINNING. THENCE NORTH 81° 20 WEST, 125 FEET; THENCE NORTH $8\neg\infty$ 40' EAST, 80 FEET; THENCE SOUTH 81° 20' EAST, 125 FEET; THENCE SOUTH 8° 40' WEST, 80 FEET TO THE POINT OF BE-GINNING. Strap Number 05-45-21-16-00000.0260 Names in which assessed:

JUSTIN BLEYL, KIYONO BLEYL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04241L

FIRST INSERTION

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

Tax Deed #:2025001737 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-16098 Year of Issuance 2023 Descrip-OF LOT 12, BLOCK 37, UNIT 12, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-27-12-00037.012B

Names in which assessed: BLOTTER 001 LLC, BLOTTER 001, 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 will be sold highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04228L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001761

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

Certificate Number: 23-24183 Year of Issuance 2023 Description of Property LOT 202, SPRING CREEK VILLAGE UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

29, PAGES 129 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-47-25-B4-00500.2020

Names in which asses ROBERTA ANN WOODWARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04265L



Email your Legal Notice

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

Tax Deed #:2025001671 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 20-027927 Year of Issuance 2020 Description of Property TRACT A OF SILVERADO EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-47-25-B3-0140A.0000

Names in which assessed: BONITA SPRINGS AREA HOUSING DEV CORP, BONI-TA SPRINGS AREA HOUSING DEVELOPMENT CORPORA-TION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04181L

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

Tax Deed #:2025001792 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 20-014361 Year of Issuance 2020 Description of Property BLOCK 49 LESS NORTHERLY 80 FEET, UNIT 10 SECTION 34, TOWN-SHIP 44 SOUTH, RANGE 27 SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 51, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-27-L1-10049.0010

Names in which assessed: RIEDINGER PROPE PROPERTIES INC, RIEDLINGER PROP-ERTIES INC., RIEDLINGER PROPERTIES, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04180L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025001841 NOTICE IS HEREBY GIVEN that Kivi LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01749 Year of Issuance 2023 Description of Property LOTS 40 AND 41, BLOCK 2465, UNIT 34, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 74 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-23-C2-02465.0400

Names in which assessed: PATRICIA VINGIANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04192L

FIRST INSERTION

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

Tax Deed #:2025001773 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-021374 Year of Issuance 2021 Description of Property BLOCK 6112, LOTS 18 & 19, CAPE CORAL SUBDIVISION, UNIT NINE-TY-SEVEN, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-43-23-C3-06112.0180

Names in which assessed: AMERICAN ESTATE AND TRUST, AMERICAN ESTATE AND TRUST FBO DOMINIK MEINZER IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04184L

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

Tax Deed #:2025001842 NOTICE IS HEREBY GIVEN that Kivi LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00324 Year of Issuance 2023 Description of Property CONDOMIN-IUM UNIT 5-B, HALYARD CLUB CONDOMINIUM, TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OF-FICIAL RECORDS BOOK 1660, PAGES 3753 THROUGH 3787, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-43-23-06-00000.05B0

Names in which assessed: MARK M VAN DE KERKHOVE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04185L

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

Tax Deed #:2025001724 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-01604 Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 2516, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 16, PAGES 112 THROUGH 130, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C1-02516.0430

Names in which assessed: JANDA PROJECTS 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04191L

FIRST INSERTION

LEE COUNTY

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

Tax Deed #:2025001538 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: 23-00625 Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 2336, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C2-02336.0300

Names in which assessed: LUCKY'S INVESTMENT PROPERTIES INC, LUCKY'S INVESTMENT PROPERTIES, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04186L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001684

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

Certificate Number: 23-11879 Year of Issuance 2023 Description of Property LOT 16, BLOCK 62, UNIT 7, SECTION 35, 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 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 35-44-26-07-00062.0160

Names in which assessed:
ESTATE OF ROBERT D
SCHULTT, ROBERT D. SCHULTT, ROBERT SCHUL-TT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04219L

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

Tax Deed #:2025001682 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02373 Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 4131, UNIT 59, CAPE CORAL SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 153, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04131.0330

Names in which assessed: KAZIMER GRABOWSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04194L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025001785 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01228 Year of Issuance 2023 Description of Property LOTS 29 AND 30, BLOCK 4098, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C4-04098.0290

Names in which assessed: PETRA CONSTRUCTION CORP, PETRA CONSTRUC-TION CORP INC, PETRA CON-STRUCTION CORPORATION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04187L

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

Tax Deed #:2025001754 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23204 Year of Issuance 2023 Description of Property UNIT 203, BUILDING K, PINE KEY CONDOMINIUM RESORT, A PHASE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000089636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN-CLUSIVE OF ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON AREAS, APPURTE-NANT THERETO. Strap Number 04-44-24-C4-0130K.0203 Names in which assessed: ELIAB SILVA VIAMONTE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04255I

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

Tax Deed #:2025001694 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE, the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05413 Year of Issuance 2023 Description of Property LOT 35, BLOCK 2021, UNIT 31, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 07-44-24-C1-02021.0350 Names in which assessed:

CHERYL A WALTERS, CHER-YL A. WALTERS, NOAH A WALTERS 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04206L

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

Tax Deed #:2025001722 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-01479 Year of Issuance 2023 Description of Property LOTS 49 AND 50, BLOCK 2739, CAPE COR-AL, UNIT 39, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C1-02739.0490

Names in which assessed: LE TRINH HOANG INVEST-MENTS, LE TRINH HOANG INVESTMENTS LLC, LEWIE CASEY INVESTMENTS LLC, LEWIE CASEY INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04189L

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

Tax Deed #:2025001738 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-16248 Year of Issuance 2023 Description of Property LOT 17, BLOCK 5, UNIT 2, SECTION 19, 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 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-27-02-00005.0170

Names in which assessed: ALVARO J MORALES, ALVARO J. MORALES, KATY T NORIE-GA, KATY T. NORIEGA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04230L

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

Tax Deed #:2025001784 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-09662 Year of Issuance 2023 Description of Property LOT 9, BLOCK 40, UNIT 5, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-26-L1-05040.0090

Names in which assessed: RUTH E 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04215L

FIRST INSERTION

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

Tax Deed #:2025001727 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-013640 Year of Issuance 2020 Description of Property A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT "K", BLOCK 5, UNIT 2, OF SAID SECTION 27, BE-ING THE WEST 314.20 FEET OF THE NORTH 60.00 FEET OF SAID TRACT "K", AS RECORDED IN PLAT BOOK 15, AT PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-27-02-00005.00A0

Names in which assessed: M E SCHATZ, M. E. SCHATZ, TRUSTEE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest hidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04179L

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001723 NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-01562 Year of Issuance 2023 Description of Property LOTS 79 AND 80 BLOCK 2722UNIT 39, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142-154, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C3-02722.0790

Names in which assessed: HINSON EDDIE LEOTA RI-LEY L/E, IN TRUST FOR LEON HINSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04190L

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

Tax Deed #:2025000481 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

ALL SEC LYING E OF ACL RR RW LESS I-75 R/W + 2.001 Strap Number 02-43-24-00-00002.0000

Names in which assessed: LES-LIE E PRITCHARD III, LESLIE E. PRITCHARD, III, TRUSTEE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04197L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that JnZ Seaview Management LLC, desiring to engage in business under the fictitious name of WellnessWins, located at 13138 Regent Circle, Fort Myers, FL 33966, 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 24, 2025 25-04164L

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com

FIRST INSERTION

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

Tax Deed #:2025001836 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: 23-04603 Year of Issuance 2023 Description of Property A PORTION OF LOT 4, LESS THE WEST 110.00 FEET AND LOT 5, LESS THE WEST 110.0 FEET, SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION, AS SHOWN ON THAT MAP RECORDED IN O.R. BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DE-SCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRE-CORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN o.R BOOK 32, PAGE 527, PUB LIC RECORDS OF LEE COUN-TY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, OF SAID LEE COUNTY; THENCE SOUTH 88° 08' 29 " WEST ALONG SAID NORTH LINE OF LOT 4 FOR 97.50 FEET; THENCE SOUTH 01° 53' 31' EAST FOR 289.56 FEET TO THE SOUTH LINE OF LOT 5; THENCE NORTH 89° 17' 50' EAST ALONG SOUTH LINE OF SAID LOT 5 FOR 97.52 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 01° 51' 31" WEST ALONG EAST LINE OF LOT 5 AND LOT 4 FOR 291.53 FEET TO THE POINT OF BEGINNING. Strap Number 25-43-24-03-00088.004C

Names in which assessed: SABIR AHMED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04201L

FIRST INSERTION

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

Tax Deed #:2025001350 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: 23-04736

Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 2247, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 40 TO 61, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 29-43-24-C4-02247.0030 Names in which assessed: GISELA MARIA REYNOZA, REYNOZA WILMER, JOSE JOSE WILMER REYNOZA MARIA A GUERRERO, MARIA A. GUERRERO, MARIA GUER-

RERO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31: Nov. 7, 14, 2025

FIRST INSERTION

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

Tax Deed #:2025001854 NOTICE IS HEREBY GIVEN that Two Cents Investments LLC 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

Certificate Number: 23-04602 Year of Issuance 2023 Description of Property PORTION OF LOT 4, LESS THE WEST 110.00 FEET AND LOT 5, LESS THE WEST 110.0 FEET, SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION, AS SHOWN ON THAT MAP RECORDED IN O.R. BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DE-SCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RE-CORDED IN O.R. BOOK 32. PAGE 527. PUBLIC RECORDS OF LEE COUNTY, FLOR-IDA, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, OF SAID LEE COUNTY; THENCE SOUTH 88° 08' 29 " WEST FOR 97.50 FEET TO THE POINT OF BE-GINNING; THENCE CONTIN-UE SOUTH 88° 08' 29" WEST. ALONG SAID NORTH LINE FOR 97.50 FEET; THENCE SOUTH 01° 51' 31" EAST FOR 287.60 FEET TO THE SOUTH LINE OF LOT 5, BLOCK 88, OF SAID UNRECORDED PLAT OF SUNCOAST ESTATES; THENCE NORTH 89° 17' 50" EAST, ALONG THE SOUTH LINE OF SAID LOT 5 FOR 97.52 FEET; THENCE NORTH 01° 53' 31" WEST, FOR 289.56 FEET TO THE POINT OF BE-GINNING. Strap Number 25-43-24-03-00088.0040

Names in which assessed: SABIR AHMED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04200L

FIRST INSERTION

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

Tax Deed #:2025001693 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05412 Year of Issuance 2023 Description of Property LOT 34, BLOCK 2021, UNIT 31, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-24-C1-02021.0340

Names in which assessed: CHERYL A WALTERS, NOAH

A WALTERS 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04205L

FIRST INSERTION

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

Tax Deed #:2025001838 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: 23-04437 Year of Issuance 2023 Description of Property LOT 9, BLOCK 27, SUNCOAST ESTATES SUB-DIVISION, UNRECORDED, AS PER PLAT ON FILE IN OF-FICIAL RECORDS BOOK 520, PAGE 137, LEE COUNTY PUB-LIC RECORDS. Strap Number 24-43-24-03-00027.0090

Names in which assessed: ANNE K TALLMAN, CECILE A SCHULTE, ESTATE OF ANNE K TALLMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04199L

FIRST INSERTION

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

Tax Deed #:2025001690 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-010983 Year of Issuance 2020 Description of Property THE EAST 1/2 OF LOT 24, BLOCK 8, UNIT 2, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-02-00008.024A

Names in which assessed: MARYSE NARCISSE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04178L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001774

NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-436 Year

of Issuance 2022 Description of Property LOT 5, BLOCK 46, UNIT 8, SECTION 10, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-27-L2-08046.0050

Names in which assessed: COASTEC USA LLC, TARPON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04175L

FIRST INSERTION

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

Tax Deed #:2025001672 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-001910 Year of Issuance 2020 Description of Property THE NORTH 50 FEET OF THE SOUTH 610 FEET OF THE SOUTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 26 EAST, SITUATE IN THE COUNTY OF LEE AND STATE OF FLORIDA. Strap Number 26-43-26-00-00011.0020

Names in which assessed: ESTATE OF GUY M STRAY-HORN, GUY R STRAYHORN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04176L

FIRST INSERTION

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

Tax Deed #:2025001648 NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-03468 Year of Issuance 2023 Description of Property LOT(S) 43 & 44, BLOCK 3230, UNIT 66, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 2 TO 26. INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 34-44-23-C4-03230.0430 Names in which assessed: M AND M 2024 TRUST, THE M AND M 2024 TRUST MADE

MARCH 8, 2024 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04196L

FIRST INSERTION

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

Tax Deed #:2025001793 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-033146 Year of Issuance 2020 Description of Property LOT 41, BLOCK 2660A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C2-02660.A410

Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04182L

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

Tax Deed #:2025001687 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was

assessed are as follows: Certificate Number: 20-010823 Year of Issuance 2020 Descrip-tion of Property EAST HALF OF LOT 1, BLOCK 21, UNIT 6, SECTION 12. TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 12-44-27-06-00021.001B Names in which assessed:

JIMMIE L GOFF, PATRICIA K GOFF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04177L

FIRST INSERTION

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

Tax Deed #:2025001835 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: 23-04242 Year of Issuance 2023 Description of Property LOT 32, BLOCK 5656, UNIT 85, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C2-05656.0320 Names in which assessed:

JANDA PROJECTS LLC, JAN-DA PROJECTS, 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04198L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001691

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

Certificate Number: 20-033147 Year of Issuance 2020 Description of Property LOT 42, BLOCK 2660A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C2-02660.A420

Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04183L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001721

NOTICE IS HEREBY GIVEN that Eleventh Talent 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: 23-01403 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 2982, CAPE COR-AL SUBDIVISION, UNIT 42, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-23-C2-02982.0350

Names in which assessed: ORLANDO MACK, THE KINGDOM TRUST COMPANY CUSTODIAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04188L

FIRST INSERTION

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

Tax Deed #:2025001676 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04780 Year of Issuance 2023 Description of Property LOT(S) 32 & 33, BLOCK 2149, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 1 TO 13, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 31-43-24-C1-02149.0320

Names in which assessed:

JACQUELINE SOLER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

Oct. 24, 31; Nov. 7, 14, 2025

25-04203L

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

FIRST INSERTION

Tax Deed #:2025001677 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04783 Year of Issuance 2023 Description of Property LOTS 58 AND 59, BLOCK 2161, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 1 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-24-C1-02161.0580

Names in which assessed: BEVERLY O'HARA, BEVERLY OHARA, JUDY COUVILLON, MARCK W. MAIENSCHEIN, RUTH PEACOCK, VIRGINIA A. MAIENSCHEIN All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04204L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001733

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

follows: Certificate Number: 23-03352 Year of Issuance 2023 Description of Property LOTS 29 AND 30, BLOCK 978, CAPE CORAL, UNIT 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 117-148, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-23-C3-00978.0290

Names in which assessed: CAROLE DELSON, DAVID ALAN DELSON, EDWARD DELSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04195L



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.

--- TAX DEEDS / SALES ---

LEE COUNTY

FIRST INSERTION

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

Tax Deed #:2025001675 NOTICE IS HEREBY GIVEN that Byron E Higgins the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-023769 Year of Issuance 2018 Description of Property THE WEST ONE-HALF (W1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUESTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 26 EAST EX-CEPTING THE WEST 25 FEET AND THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT OF WAY. Strap Number 29-47-26-B2-00002.0020

Names in which assessed: CHARLES T KOMPARE, CHER-YL SPRAN, ESTATE OF DOLO-RES LORD, ESTATE OF JULIA A STORTZ, GARY KOMPARE, JOHN SKALA, JOSEPH K KOM-PARE, KARL SKALA, LORA SPRAN, MARIANNE CIEPLY, RAYMOND KOMPARE, RICH-ARD KOMPARE, ROBERT SCHMITZ, ROBERT SPRAN, SHARON M JONES, SHIRLEY D CAMPBELL, WILLIAM J SCHMITZ 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04170L

FIRST INSERTION

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

Tax Deed #:2025001686 NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 18-032288 Year of Issuance 2018 Description of Property LOT 27, BLOCK 1799, CAPE CORAL UNIT 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 122 THROUGH 134, PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA Strap Number 02-45-23-C3-01799.0270

Names in which assessed: GULF & SOUTHERN CORPO-RATION, GULF & SOUTHERN CORP, GULF & SOUTHERN CORPORATION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

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



FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No. 24-CA-007098 Honorable Judge: Laboda, Alane

Chervl PLANET MANAGEMENT GROUP,

Plaintiff, vs.

BANYAN ASSETS, LLC; JOHN SCIASCIA, INDIVIDUALLY AND AS SOLE MEMBER OF BANYAN ASSETS, LLC; CATHERINE S. CRANDELL; JAMES CRANDELL; COCO BAY COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT

Defendants,NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 14, 2025, in the abovestyled cause, I. Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on February 12, 2026, the following described property:

LOT 61, COCO BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 44 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

06-46-24-32-00000.0610 COMMONLY KNOWN AS: 16404 Coco Hammock Way, FT.

MYERS, FL 33908. 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 BEFORE THE CLERK REPORTS THE SURPLUS AS

Dated this 10/15/2025 Kevin Karnes, Clerk of Circuit Court (SEAL) By: N Wright-Angad

Deputy Clerk of Court /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Fla. Bar No.: 0057873 Attorney for Plaintiff Service:

mattw@wasingerlawoffice.com October 24, 31, 2025 25-04273L

FIRST INSERTION

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

Tax Deed #:2025001689 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-021753 Year of Issuance 2019 Description of Property LOTS 21 AND 22, BLOCK 19, SAN CARLOS PARK NORTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGES 14 THORUGH 17, INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-16-00019.0210

Names in which assessed: TARPON IV LLC, TWJ PAN FLORIDA, 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31: Nov. 7, 14, 2025

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

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FIRST INSERTION

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

Tax Deed #:2025001753 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-007126 Year of Issuance 2019 Description of Property LOT 20, BLOCK 104, UNIT 12, SECTION 35, 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 91, PUBLIC RECORDS, LEE COUNTY FLORIDA Strap Number 35-44-26-12-00104.0200

Names in which assessed: ADOLFA WOLWOWICZ, WOLWOWICZ, STEPHEN WOLWOWICZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00am. by Kevin C. Karnes. Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04172L

FIRST INSERTION

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

Tax Deed #:2025001674 NOTICE IS HEREBY GIVEN that Byron E Higgins the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-015585 Year of Issuance 2018 Description of Property THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SEC. 15, T. 45 S, R. 26 E, LEE COUNTY, FLORIDA Strap Number 15-45-26-00-00002.1150

Names in which assessed: CASEY TRUST, THE CASEY TRUST DATED JULY 17, 1991, THE CASEY TRUST DTD 7/17/91

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04169L

FIRST INSERTION

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

Tax Deed #:2025001871 NOTICE IS HEREBY GIVEN that

JUANA FLORES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-024819

Year of Issuance 2019 Description of Property LOT 31, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16. PAGES 112 TO 130. IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A310

Names in which assessed: VALENTIN DOMINGUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

floridapublicnotices.com

CHECK OUT YOUR LEGAL NOTICES Do

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 25-CA-000514 Fifth Third Bank, National Association,

Plaintiff, vs. Patricia A. Juers, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000514 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida,

wherein Fifth Third Bank, National Association is the Plaintiff and Patricia A. Juers; Roman Roofing, Inc.; Unknown Spouse of Patricia A. Juers are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee. realforeclose.com, beginning at 09:00 AM on the 20th day of November, 2025, the following described property

as set forth in said Final Judgment, to

FIRST INSERTION

LOT(S)33 AND 34, BLOCK 5904, UNIT 92, CAPE COR-AL, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 26 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA. TAX ID: 33-44-23-C1-05904.0330

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 10/16/2025,

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

Brock & Scott PLLC 4919 Memorial Hwy, Suite $135\,$ Tampa, FL 33634 Attorney for Plaintiff File # 24-F01693

October 24, 31, 2025 25-04276L

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.: 25-CA-001777 SCO FUND I LLC, Plaintiff, vs.

WHOLESALE KINGDOM, LLC, a Florida Limited Liability Company; CALVIN HARRIS, an Individual: DALLAS HILEMAN SALES, LLC; GLADEL BNTIS: UNKNOWN TENANT #1: UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 14th day of October 2025, and entered in Case No. 25-CA-001777, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein SCO FUND I LLC, is the Plaintiff and WHOLESALE KINGDOM, LLC, a

AMENDED NOTICE OF SALE

IN THE CIRCUIT COURT

OF THE TWENTIETH JUDICIAL

CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA CIVIL ACTION

CASE NO. 2024-CA-2246

SANIBEL CAPTIVA COMMUNITY

BANK, a Florida banking

Plaintiff, vs. REINALDO JEAN CHARLES,

DESTINY A JEAN CHARLES,

of THE SMALL BUSINESS

the United States of America,

SANDOVAL COMMUNITY

UNKNOWN TENÂNTS IN

POSSESSION.

ASSOCIATION, INC., a Florida

Not For Profit Corporation and

TRUIST BANK, a North Carolina

Banking Institution, THE UNITED STATES OF AMERICA, on behalf

ADMINISTRATION, an Agency of

corporation,

Florida Limited Liability Company; CALVIN HARRIS, an Individual; DALLAS HILEMAN SALES, LLC; GLADEL BNTIS; UNKNOWN TEN-ANT #1: UNKNOWN TENANT #2. are defendants. Kevin C. Karnes, the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 9:00 AM on the 13th day of November 2025, the following described property as set forth in said

Final Judgment, to wit: LOTS 33 AND 34, RIVIERA TERRACE, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 7, PAGE 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 3835 10300 MCGREGOR BLVD, FORT MY-ERS. FL 33919

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 WITH THE CLERK BEFORE THE CLERK RE-THE SURPLUS AS UN-CLAIMED.

Dated this day of 10/16/2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad

As Deputy Clerk Submitted by: DELUCA LAW GROUP PLLC. ATTORNEY FOR THE PLAINTIFF 2101 NE 26TH STREET FORT LAUDERDALE, FL 33305 TELEPHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516 Service@delucalawgroup.com 25-06671-1

October 24, 31, 2025

FIRST INSERTION

Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 12th day of August, 2024, in Civil Action No.2024-CA-2246, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REINALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERICAN on behalf of THE SMALL BUSINESS ADMIN-ISTRATION, an agency of the United States of America, SANDOVAL COMMUNITY ASSOCIATION, and UNKNOWN TENANTS IN POSSES-SION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 13th day of November, 2025 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot 37, Block 8025, (Parcel 108), SANDOVAL-PHASE 2, according to the plat thereof recorded in Instrument Number 2005000167039, Public Records of Lee County, Florida. 2617 Stonyhill Court, Cape Coral, FL 33991

Dated this 16 day of October, 2025. KEVIN C. KARNES CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk

M. Brian Cheffer. Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381

October 24, 31, 2025

FIRST INSERTION

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

FLORIDA CIVIL DIVISION CASE NO.: 25-CA-001884 LAKEVIEW LOAN SERVICING,

PLAINTIFF, VS. RICHARD J. MARTIN A/K/A

RICHARD JOSEPH MARTIN ET DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of October, 2025, and entered in Case No. 25-CA-001884 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and RICHARD J. MARTIN A/K/A RICHARD JOSEPH MARTIN AND ISLAND CLUB AT CORK-SCREW WOODLANDS HOME-OWNERS' ASSOCIATION, INC. are defendants. Kevin C. Karnes as the

Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 6th day of November, 2025, the following described property as set forth in said Final

Judgment, to wit: LOT 18, THE ISLAND CLUB AT CORKSCREW WOOD-LANDS - PHASE I, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 57, PAGE 13, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AND

LOT 18A, THE ISLAND CLUB CORKSCREW WOOD-LANDS - PHASE IX, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED AS INSTRUMENT NO. 2010000226322, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING 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

25-04275L

25 - 04274L

A CLAIM, YOU WILL NOT BE EN-TITLED 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 day of 10/15/2025

Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N Wright-Angad

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 25FL935-0067

October 24, 31, 2025

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD 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,

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.

g dismissai or salling 2 Dated: 10/3/2025 KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: D Wheway Deputy Clerk

October 10, 17, 24, 31, 2025

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

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 November 6th, 2025 at 9:45am

Bryan Josue Granados

Tools
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 25-04083L

October 17, 24, 2025

SECOND INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the lo cation indicated:11301 Bonita Beach Rd SE. Bonita Springs, FL 34135, November 6th, 2025, at 12:30 PM

Suali Mendez - Sporting Goods The auction will be listed and adveron www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

25-04062L

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUCIDIAL 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, JO-ANNA 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, AC-CORING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIR-CUIT COURT, RECORDED IN PLAT BOOK 15, PAGES 177, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SUBJECT TO RESERVATIONS AND RE-STRICTIONS 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.

October 17, 24, 2025 THIRD INSERTION

ID: 01-45-27-L2-Parcel 08047.0110 Folio 10397641 Commonly Known as: 1245 Sunrise Blvd., Lehigh Acres, FL You are required to serve an Answer to

this action upon: RICHARD M. RIC-CIARDI, 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,

Kevin C. Karnes 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) as tevens@your-advocates.orgOctober 10, 17, 24, 31, 2025

EASTERLY BOUNDARY OF

25-03997L

THIRD 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 QUAR-TER (NW 1/4) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF A PARCEL OF LAND AS RECORDED IN OFFI-CIAL RECORD BOOK 1524, PAGE 534 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BE-GINNING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FRACTION OF A SEC-TION; 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-\infty39'00" WEST FOR 335.96 FEET; THENCE NORTH 58-\infty09'01" 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 SOUTHEAST-ERLY LINE FOR 350.00 FEET TO A CONCRETE MONU-MENT 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 GRANT-ING THE RIGHT TO USE OF THAT CERTAIN FORTY (40') FEET WIDE ROADWAY EASEMENT WHICH LIES DI-RECTLY ADJACENT TO AND NORTHEAST OF NORTH-

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 $45\,\mathrm{AND}$ THENCE RUNNING NORTH 30°34'00" EAST FOR 1,038 FEET. TOGETHER WITH THE BELOW DESCRIBED EASE-MENT: THE PROPERTY ON WHICH THE SIGN SHALL BE LOCATED IS PART OF THAT 12.88 ACRE TRACT OF PROP-ERTY SITUATED IN THE E 1/2 OF THE NW $1/4,\,\mathrm{SECTION}$ 28, TOWNSHIP 46S, RANGE 25E, LEE COUNTY, FLORIDA, ACQUIRED BY JOSEPH SZE-LIGA, 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 COM-PLETE DESCRIPTION OF THE ENTIRE TRACT. THE LOCATION OF SAID SIGN SHALL BE IN THE NORTH-WEST PART OF THE GRANT OR'S PROPERTY AT THE POINT OF INTERSECTION OF TWO STRAIGHT LINES, ONE DRAWN ACROSS THE GRANTOR'S PROPERTY PAR-ALLEL 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 PAR-ALLEL TO THE NORTHEAST BOUNDARY OF THE GRANT-OR'S PROPERTY FROM THE FRONT OF THE PROPER-TY TO THE BACK OF THE PROPERTY AND SET BACK SIXTEEN (16) FEET INSIDE THE GRANTOR'S NORTH-EAST 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03900L

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT To: WISTANE JUIN

Case: CD202505888/D 3224704/3402255

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance

Oct. 17, 24, 31; Nov. 7, 2025

25-04061L

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Daniel Lowell Cooper, Jamii Michelle Cooper and Walter Eugene Keim, Jr will on the 31st day of October 2025 at 11:00 a.m., on property at 32 Fletcher Drive, Lot #6, North Ft. Myers, Lee County, Florida 33903, in Southwind Village, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1982 BILT Mobile Home

VIN Nos.: KBFLSNA243303/ KBFLSNB243303 Title Nos.: 21633585/21633584 And All Other Personal Property

Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B

Tallahassee, Florida 32303 25-04065L October 17, 24, 2025

SECOND INSERTION

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

PROBATE DIVISION CASE NO.: 25-CP-2695 IN RE: ESTATE OF ROBERT H. SINCLAIR aka ROBERT HARRIS SINCLAIR, Deceased.

The administration of the Estate of Robert H. Sinclair aka Robert Harris Sinclair, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33907. 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES, 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 17, 2025.

/s/ Mark R. Sinclair Mark R. Sinclair, Personal Representative 4875 Dtc. Blvd., Ste. 3-104

Denver, CO 80237 /s/ Matthew A. Linde Matthew A. Linde, Esq. FL Bar No.: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907Telephone: (239) 939-7100 Facsimile: (239) 939-7104 malinde@lindegould.comcourtfilings@lindegould.com Attorney for the Personal Representative

October 17, 24, 2025 25-04153L

SECOND INSERTION

SECOND NOTICE OF FORECLOSURE SALE (As to Sale of Property 3, Property $4, Property\, 5, Property\, 6, Property\, 7$ and Property 9 only) IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-007468 WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,

Plaintiff, vs. FRAZIER UNIQUE HOMES LLC,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 18, 2025, and entered in 24-CA-007468 of the Circuit Court of IWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDI-VIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is the Plaintiff and FRAZIER UNIQUE HOMES LLC; OCTEON MCCALL A/K/A OCTEON C. MC-CALL are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell by means of "Separate Sales," subject Property 3, Property 4, Property 5, Property 6, Property 7, Property 9, more specifically described below, to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on November 06, 2025, the following described properties as set forth in said Final Judgment, to wit:

AS TO COUNT VIII LOAN 3/PROPERTY 3 2320 NW 38th Avenue, Cape Coral, FL 33993 - Property 3 Lots 69 and 70, Block 4338, CAPE CORAL UNIT 61, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 4 through 20, inclusive, of the Public Records of Lee County, Florida. AS TO COUNT XII

LOAN 4/PROPERTY 4 $3225~\mathrm{NW}$ 15th Lane Cape Coral, FL 33993 - Property 4 Lots 27 and 28, Block 4269, CAPE CORAL UNIT 60, a Subdivision, according to the map or plat thereof, as recorded in Nat

Book 19, Pages 154 through 169, inclusive, of the Public Records of Lee County, Florida. AS TO COUNT XIV LOAN 5/PROPERTY 5 4142 NW 38th Place, Cape Coral, FL 33993 - Property 5 Lots 39 & 40, Block 5498, CAPE

CORAL UNIT 91, according to the plat thereof, as recorded in Plat Book 24, Page(s) 88 through 98, inclusive, of the Public Records of Lee County, Florida. AS TO COUNT XVII

LOAN 6/PROPERTY 6

4217 NW 32nd Terrace, Cape Coral, FL 33993 - Property 6 Lots 51 And 52, Block 5421, CAPE CORAL UNIT 90, A Subdivision, According To The Map Or Plat Thereof, As Recorded In Plat Book 24, Pages 12 Through 29, Inclusive, Of The Public Re-

cords Of Lee County, Florida.

AS TO COUNT XX LOAN 7/PROPERTY 7 NW 25th Terrace, Cape Coral, FL 33993 - Property 7 Lots 7 and 8, Block 5178, CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23, Page 41, inclusive, of the Public Records of Lee Coun-

ty, Florida. AS TO COUNT XXVI LOAN 9/PROPERTY 9 4348 NW 27th Lane Cape Coral, FL 33993 - Property 9 Lots 3 and 4, Block 5181, CAPE CORAL UNIT 83, a Subdivision according to the map or plat thereof, as recorded in Plat Book 23, Pages 41 through 54, inclusive, of the Public Records of Lee

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

Dated this 10/14/2025

County, Florida.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 25-361590 - NaC October 17, 24, 2025 25-04141L

THIRD 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

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

SECOND INSERTION

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

CASE NO. 25-CA-001575 LOANDEPOT.COM, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH C. ADKINS, DECEASED; ALEXANDRA ADKINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH C. ADKINS, DECEASED; ALEXANDRA ADKINS; ADAM ADKINS; TAMIAMI MASTER ASSOCIATION, INC.; TAMIAMI VILLAGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 3, 2025 and entered in Case No. 25-CA-001575, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH C. AD-KINS, DECEASED; ALEXANDRA ADKINS, PERSONAL REPRESENTA-TIVE OF THE ESTATE OF JOSEPH C. ADKINS, DECEASED; ALEXAN-DRA ADKINS; ADAM ADKINS; UN-KNOWN PERSON(S) IN POSSES-

SECOND INSERTION

NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-CA-005173

Elizabeth B. Trotter Plaintiff, vs. Sandra Martinez Defendants. Address Unknown.

TO: SANDRA MARTINEZ ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to Quiet Title of the following property in Lee County, Florida:

1317 NW 9th Terrace, Cape Coral, FL 33993

COMPLAINT TO QUIET TITLE 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 November 19, 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 October 10, 2025, Kevin C. Karnes

(SEAL) By: K Shoap Deputy Clerk Donald Isaac, Esquire,

Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310. Fort Myers, FL 33907 Phone No. 239-275-2200 Email: disaac@donaldisaaclaw.com Oct. 17, 24, 31; Nov. 7, 2025

Law Offices of Donald Isaac, Esq., LLC,

25-04081L

SION OF THE SUBJECT PROPERTY; TAMIAMI MASTER ASSOCIATION, INC.; TAMIAMI VILLAGE HOME-OWNERS ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE. REALFORECLOSE.COM, at 9:00 A.M., on October 30, 2025, the following described property as set forth in

said Final Judgment, to wit:

LOT 17, BLOCK 10, TAMIAMI

VILLAGE F/K/A LEESURE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 60 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1978 CELT MO-BILE HOME HAVING ID# CELTFL81186X WITH TITLE# 15553321 AND ID# CELT-FL81186U WITH TITLE# 15553322

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 10/14/2025,

KEVIN C. KARNES As Clerk of said Court (SEAL) By N Wright-Angad As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00169 LND V6.20190626

October 17, 24, 2025 25-04147L

OFFICIAL COURTHOUSE **WEBSITES**

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY

leeclerk.org **COLLIER COUNTY**

collierclerk.com HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

> **POLK COUNTY** polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com



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

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-000503 CROSSCOUNTRY MORTGAGE,

Plaintiff(s), vs. STANLEY CYPRESS IV; CALOOSA LAKES HOMEOWNERS' ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF STANLEY CYPRESS IV

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 14, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of November, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 154, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 10521 Canal Brook 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 before the clerk reports the surplus as unclaimed. 10/14/2025

Kevin Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N Wright-Angad Deputy Clerk

Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-012398-1

October 17, 24, 2025

THIRD 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 RE-CORDED 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, CYN-THIA B. GRIMSLEY, ESTATE OF JIMMY D. GRIMSLEY, SR. HOLLY JORDAN, NANCY A. GRIMSLEY OLIVER, SARA L. JOHNSON, URIAH GRIMS-LEY, WILLIAM H. GRIMSLEY

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

October 10, 17, 24, 31, 2025

25-03896L

NOTICE OF ACTION WITH

MAILING

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

FLORIDA Case No.: 25-DR-5035 Division: Family IN THE MATTER OF THE ADOPTION OF: THATCHER WILLIAM JONES

TO: SEAN D CROY, 2275 Central Ave #39, Fort Myers, FL 33901 YOU ARE HEREBY NOTIFIED

that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before November 17, 2025 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-

manded 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

This matter will be ran in the Business Observer.

> KEVIN C. KARNES Clerk of the Court (SEAL) By: E Bakelman Deputy Clerk

/s/ Timothy P. Culhane Timothy P. Culhane 3949 Evans Avenue, Suite 300B Fort Myers, Florida 33901 Fla. Bar No. 124657 Oct. 17, 24, 31; Nov. 7, 2025

Dated: 10/08/2025

25-04074L

THIRD INSERTION

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

Tax Deed #:2025001396 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: 23-06106 Year of Issuance 2023 Description of Property UNIT NO. 1808 PINEWOOD SOUTH, A CONDOMINIUM, PHASE IV, ACCORDING TO THE CON-DOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN OFFICIAL RECORDS BOOK 1723, PAGES 1881 THROUGH 1945, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM DECLARATION AND ALL AMENDMENTS THERETO. Strap Number 02-45-24-P2-00500.1808

Names in which assessed: ESTATE OF MARGARET A POWER, ESTATE OF MAR-GARET A. POWER, JONI D. MODAFF, JONI MODAFF, MARGARET A POWER, SUSAN MATYUS-EHRLICH, THOMAS

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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

SECOND INSERTION SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 24381 S. Tamiami Trail, Bonita Springs, FL 34134 Phone: 239-251-7633 Auction Date 11/6/25 @11am

Janet K Herrington Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025

25-04063L

FOURTH 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 Peti-

tion 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, 2025

25-03861L

SECOND INSERTION

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

CASE NO.: 25-CA-001792 EF MORTGAGE LLC, GISLA, LLC., a Florida Limited

Liability Company; RALPH MARC LEVY, an Individual; JUAN MANUEL GUTIERREZ ALCUBILLA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated October 13, 2025 entered in Civil Case No. 25-CA-001792 in Circuit Court of the 20th Lee Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and GISLA, LLC., a Florida Limited Liability Company 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 12/4/2025 the following described property as set forth in said Final Judg-

LOT 10, BLOCK 68, UNIT 8, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES REPLAT OF SECTION 2, ACCORDING TO PLAT THEREOF AS RE-CORDED IN PLAT BOOK 26, PAGE 180, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3403 28th St SW, Lehigh Acres, FL 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 BEFORE THE CLERK REPORTS THE SURPLUS AS

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

10/14/2025 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 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: 3087.000357 October 17, 24, 2025 25-04148L

SECOND INSERTION

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

PROBATE DIVISION Case No. 2025-CP-002294 IN RE: THE ESTATE OF

RALPH JOSEPH MAZZIO.

Deceased. The administration of the Estate of Ralph Joseph Mazzio, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is October 17, 2025. Personal Representative: Jack Pankow

Attorney for Personal Representative Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 October 17, 24, 2025

25-04157L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2841 **Division Probate** IN RE: ESTATE OF JOSEPH THOMAS LIBERTI

Deceased.

The administration of the estate of Joseph Thomas Liberti, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 17, 2025.

Personal Representative: **Gary Liberti** 10512 Azzurra Drive

Ft. Myers, FL 33913 $\,$ Attorney for Personal Representative: Nancy J. Gibbs, Esq. E-mail Addresses: nancy@sgnapleslaw.com Florida Bar No. 15547 Skrivan & Gibbs, PLLC 1110 Pine Ridge Road, Suite 300 Naples, FL 34108 Telephone: (239) 597-4500 October 17, 24, 2025 25-04154L

THIRD INSERTION

NOTICE OF ACTION FOR Petition For temporary custody By Extended Family

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

Case No.: 25-DR-007172 Division: Judge: Swift, Carolyn D Kristina Tyler Andrew Tyler, Petitioner, 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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002890 IN RE: ESTATE OF JOHN BRYAN MAY Deceased.

The administration of the Estate of John Bryan May, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court 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 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 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 17, 2025.

Personal Representative Carolyn Boston 9480 53rd St N Lake Elmo, MN 55042 Attorney for Personal Representative:

Carol R. Sellers Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723 csellers@richardsonsellers.com

October 17, 24, 2025 25-04158L

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 25-DR-6025 Division: Domestic Relations (B) IN RE THE MARRIAGE OF: SHIRLEY STAMPS, Petitioner, and

DAVID STAMPS, Respondent. TO: David Stamps 1817 Wade Dr.

Cape Coral, FL 33991 YOU ARE NOTIFIED that an action for Modification of the Final Judgment, including claims for changes of parental responsibility, changes to the current parenting plan and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Melissa Barris, Esquire of Barris Law, PLLC, Petitioner's attorney, whose address is 4513 Lee Blvd, Lehigh Acres, FL 33971, on or before November 17, 2025, and file the original with the clerk of this court at LEE County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

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

DATED this 8th day of October

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

Melissa Barris, Esquire, Melissa@barris.law, 4513 Lee Blvd, Lehigh Acres, FL 33972 Oct. 17, 24, 31; Nov. 7, 2025

25-04075L

FOURTH INSERTION

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

FLORIDA CASE NO.: 25-CA-003768 TOWERIDGE LLC,

Plaintiff, v. KIMBERLY STOFFERS, FRANK STOFFERS, MARIE DELSON VAL, LUCIEN VAL and ALLEN RADMER Defendants.

TO: KIMBERLY STOFFERS 16 DEER LANE JERICHO, NEW YORK 11753 FRANK STOFFERS 16 DEER LANE JERICHO, NEW YORK 11753 MARIE DELSON VAL 14892 SW 18TH ST MIRAMAR, FLORIDA 33027 LUCIEN VAL 14892 SW 18TH ST MIRAMAR, FLORIDA 33027 ALLEN RADMER N91W17426 SAINT REGIS DR MENOMONEE FALLS, WISCONSIN

YOU ARE NOTIFIED that an action to quiet title on the following property

in Lee County, Florida: THE FOLLOWING SCRIBED LAND. SITUATE. LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOTS 49 & 50; BLOCK 2368; UNIT: 35, CAPE CORAL, AC-CORDING TO PLAT THERE-OF RECORDED ON PLAT BOOK 16, PAGES 100-111 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. EAST ½ OF LOT 24, BLOCK 14, UNIT 6, LEHIGH ACRES, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 20, PUB-LIC RECORDS OF LEE COUN-

TY. 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 November 4, 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 de-

manded in the Complaint. DATED this 25th day of September,

> 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 October 3, 10, 17, 24, 2025

25-03813L

E-mail your Legal Notice legal@businessobserverfl.com

--- ACTIONS / SALES ---

LEE COUNTY

THIRD INSERTION

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

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

CASE NO: 25-DR-007120 IN RE: The Marriage of Shuangshuo Wang Petitioner and Jiarui Wei

Respondent TO: Jiarui Wei

200 Holmes Place, Apt. 9, Pittsburgh, Pennsylvania 15213

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 Shuangshuo Wang whose address is P.O. Box 470100, Kissimmee, Florida 34747 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 re-

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

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 25-04011L

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

10004 Celtic Ash Drive, Ruskin, Florida

YOU ARE NOTIFIED that an ac-

tion for dissolution of marriage has

been filed against you and that you are

required to serve a copy of your writ-

ten 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 My-

ers, Florida 33901 before service on

Petitioner or immediately thereafter. If

IN RE: The Marriage of

Christopher Ward Tinney

TO: Christopher Ward Tinney

Pam Alicia Tinney

Petitioner

Respondent

and

THIRD 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

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 demand-

ed in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the 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

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

you fail to do so, a default may be en-

tered against you for the relief demand-

case, including orders, are available at

the Clerk of Circuit Court's office. You

may review these documents upon re-

You must keep the Clerk of the Cir-

cuit Court's office notified of your cur-

rent address. (You may file Designation of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Fam-

ily Law Form 12.915.) Future papers in

this lawsuit will be mailed or emailed to

the address(es) on record at the clerk's

Family Law Rules of Procedure, re-

quires certain automatic disclosure of documents and information. Failure to

comply can result in sanctions, includ-

CLERK OF THE CIRCUIT COURT

Kevin C. Karnes

Deputy Clerk

25-04002L

(SEAL) By: E Bakelman

 $ing\ dismissal\ or\ striking\ of\ pleadings.$

Dated: 10/01/2025

October 10, 17, 24, 31, 2025

WARNING: Rule 12.285, Florida

Copies of all court documents in this

ed in the petition.

SECOND 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. 21-CA-5951

REGIONS BANK, SNOW MASS PROPERTY LLC, ACCAMI INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMISSIONERS, TRUE VALUE

COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC., FIRE-

POWER FIREWORKS, INC., and JOHN/ JANE DOES I AND II. Defendants.

Notice is given that pursuant to the Amended Final Judgment of Foreclo-sure and Consent Award of Attorney's Fees and Costs dated October 14, 2025 entered in Case No. 2021-CA-5951 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REGIONS BANK, is the Plaintiff, and SNOW MASS PROP-ERTY LLC, ACCAM1 INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMISSIONERS, TRUE VAL-UE COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC., FIREPOWER FIRE-WORKS, INC. and JOHN / JANE DOES I AND II et. al., are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose. com beginning at 9:00 a.m. on 13th day of November 2025, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Amended Final Judgment of Fore-

Lee County Real Property: A tract or parcel of land lying in the Northwest quarter (NW 1/4) of Section 18, Township 45 South, Range 25 East, Lee County, Florida, which lot or parcel is described as follows:

From the Northwest corner of said Section 18 run North 89°00'36" East along the North line of said Section for 199 feet more or less to the East right-ofway line (65 feet from the centerline) of the Seaboard Coast Line Railroad; thence continue North 89°00'36" East along said North line for 445.45 feet to the West line of a 12.5 feet wide strip for drainage and public utilities purposes lying adjacent to Canal Road (100 feet wide); thence run South 00°01'25" East along said West line of said strip for 393.42 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue South 00°01'25" East along said West line for 221.06 feet to an intersection with the centerline of a 40 feet wide drainage easement; thence run South 88°45'50" West along said centerline for 291.41 feet; thence run South 78°03'12" West along said centerline for 149.58 feet to an intersection with said East right-of-way line of said Seaboard Coast Line Railroad; thence run North 00°40'41" West along said East right-of-way line for 250.72 feet; thence run South 89°00'38" East for 440.62 feet to the Point of Beginning.

With an address of 12090 Metro Parkway, Fort Myers, Florida

All buildings, structures and oth-

er improvements now or hereafter located on, above or below the surface of the real property described on Exhibit "A" attached to this Financing Statement, or any part or parcel thereof (the "Mortgaged Property"), together with:

(a) All rights, title and interest of Debtor in and to the minerals, topsoil, muck, peat, humus, sand, common clay, flowers, shrubs, crops, trees, timber and ail other emblements now or hereafter on said Mortgaged Property or under or above the same or any part or parcel thereof.
(b) All and singular the tene-

ments, hereditaments, ease-ments, riparian and littoral rights, and appurtenances thereunto belonging or in any wise appertaining, whether now owned or hereafter acquired by Debtor, and including all rights of ingress and egress to and from property adjoining the Mortgaged Property (whether such rights now exist or subsequently arise) together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, homestead, dower, right of dower, elective share, separate estate, property, possession, claim and demand whatsoever of Debtor of, in and to the same and of, in and to every part and parcel of the Mortgaged Property.
(c) All machinery, apparatus,

equipment, fittings, fixtures,

whether actually or construc-tively attached to the Mortgaged Property and Including all trade, domestic and ornamental fix-tures, and articles of personal property of every kind and nature whatsoever except consumer goods (other than those consumer goods in which Secured Party has a purchase money security interest), whether now owned or hereafter acquired, now or hereafter located in, upon or under said Mortgaged Property or any part thereof and used or usable in connection with any present or future operation of said Mortgaged Property and now owned or hereafter acquired by Debtor, including, but without limiting the generality of the foregoing, all heating, air-cooling, airconditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits, switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, furnaces, oil burners or units thereof; appliances; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the land and Installed or intended to be installed therein, Including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard, cabinets, nails, sinks, toilets, furnaces, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and refrigerating, cooking, heating and ventilating appliances and equipment; together with all

proceeds, additions and accessions thereto and replacements thereof.

(d) All of the water, sanitary and storm sewer systems now or hereafter owned by Debtor which are now or hereafter located by, over, and upon the Mortgaged Property, or any part and parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances.

(e)) All paving for streets, roads, walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Mortgaged Property. (f) Any and all awards or pay-

ments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the Mortgaged Property, to the extent of all amounts which may be secured by that certain Mortgage given by Debtor to Secured Party on or about the date hereof which encumbers the Mortgaged Property (the -Mortgages) at the date of receipt of any such award or payment by Secured Party and of the reasonable attorney's fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment.

(g) All of the right, title and Interest of Debtor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of the Mortgage, and all proceeds or sums payable for the loss of or damage to (a) any property encumbered by the Mortgage, or (b) rents, revenues, Income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the

Mortgaged Property.
Collier County Real Property
Lot 11, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 136, inclusive, of the Public Records of Collier County, Florida.

and Lot 10, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 146, inclusive, of the Public Records of Collier County, Florida.

Together with all existing and subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way and appurtenances; all water, water rights, watercourses and ditch rights(including stock in utilities with ditch or irriga-tion rights); and all other rights, royalties and profits relating to the Real Property, including without limitation all minerals, oil, gas, geothermal and similar matters

Personal Property All inventory, equipment, accounts, chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property,

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-007050**

performance, and gen-intangibles(including but eral not limited to all software and all payment intangibles); all fixtures; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replace-ments of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing

money, other rights to payment

property of Debtor.
The following motor vehicles and trailers:

1) DODGE 1500: VIN: 1D7H-A18D14J255436; Year: 2004. FORD E350; VIN: 1FDWE35L14HB04189;

2004. 3) DODGE 3500; VIN: 3D7M-S48C65G818780; Year 2005. 4) 8' x 24' GOOSENECK CTRA TRAILER; VIN: 4YMG-D242X5G102749; Year 2005. 5) 8' x 16' GRANITE STAGE TRAILER.

6) 6' x 10' x 20' EQUP TRAILER; VIN: 4Y3US2025YS006547; Year 2000. 7) 5' x 12' MOBILE MFG SLT5000 TRAILER; VIN:

1M9KA1218V1319254; 1997. 8) 6' x 15' CRONKHITE

4200ESA TRAILER; VIN: 47342202741111099 And ALL BUSINESS ASSETS of Debtor, whether now owned or hereafter acquired, together

with all replacements, acces-

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

Dated this 14th day of October 2025. 10/15/2025

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

/s/ Dana L. Robbins-Boehner Dana L. Robbins-Boehner, Esquire Fla. Bar No: 100626 Eric S. Golden, Esquire Florida Bar No. 146846 BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: drobbins-boehner@burr.com and egolden@burr.com Secondary E-Mail Addresses: mguerra@burr.com and dmorse@burr.com Attorneys for Plaintiff 46622109 v1

October 17, 24, 2025 25-04155L

SECOND INSERTION

THIRD INSERTION

NOTICE OF SALE PURSUANT TO

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

CASE NO.: 25-CC-2152 JUDGE KIMBERLY DAVIS ROCELLI WB WILLIAMSON BROS, INC,

a Florida Corporation, Plaintiff, vs. THUY THANH THI PHAM, TRUSTEE OF THE HUYNH-PHAM FAMILY LIVING TRUST DATED OCTOBER 27, 2016, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated October 6, 2025, entered in Case No. 2025-CC-002152 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which WB WILLIAMSON BROS, INC, is the Plaintiff, and THUY THANH THI PHAM, TRUSTEE OF THE HUYNH-PHAM FAMILY LIVING TRUST DATED OCTOBER 27, 2016, is the Defendant, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose. com beginning at 9:00 a.m. Eastern Time on the 6th day of November 2025, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure against Defendant, THUY THANH THI PHAM, TRUSTEE OF THE HUYNH-PHAM FAMILY LIV-ING TRUST DATED OCTOBER 27,

office.

Lots 9, 10 and 11, Block 4077, Cape Coral Unit 57, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 124 through 137, inclusive, of the

Florida. Parcel ID No. 05-44-23-C1-04077.0090 Folio ID 10038552 PROPERTY ADDRESS: 3113 Diplomat Parkway W, Cape Coral, FL 33993

Public Records of Lee County,

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated this 14th day of October 2025. 10/14/2025

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

/s/ Scott J. Hertz Scott J. Hertz Florida Bar No. 98552 Aloia Roland Lubell & Morgan PLLC 2222 Second Street Fort Myers, Florida 33901 Telephone: (239) 791-7950 Facsimile: (239) 791-7951 shertz@lawdefined.com dosnac@law defined.comAttorney for WB Williamson Bros, Inc October 17, 24, 2025 25-04143L

FOURTH INSERTION

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

CASE NO.: 25-CA-003328 DIVINE REAL ESTATE HOLDING INCORPORATION, NINE BARK CONSTRUCTION,

INC., Defendants TO: NINE BARK CONSTRUCTION, INC. c/o ROBERT L. RING, its Regis-

121 OBRIEN TERRACE

BIGFORK, MT 59911 YOU ARE NOTIFIED that an action to quiet title on the following property

in Lee County, Florida: LOT SIX (6), BLOCK ONE HUNDRED TWENTY THREE (123), SOUTH PART UNIT 21, GREENBRIAR, SECTION 9, TOWN SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 27,

PAGE 34, 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 November 4, 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 25th 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 October 3, 10, 17, 24, 2025 25-03812L IN RE: The Marriage of Giorgi Kurdogliani

Petitioner and

Ashley Pineda Respondent

TO: Ashley Pineda

10855 NW 1st Street, Apt. 105, Pembroke Pines, Florida 33026

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 Giorgi Kurdogliani whose address is 1825 S Ocean Drive, Apt. 605, Hallandale Beach, Florida 33009 on or before date 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.

FOURTH INSERTION

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

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

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: 09/29/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT

(SEAL) By: E. Bakelman Deputy Clerk

October 3, 10, 17, 24, 202525 - 03849L

HOW TO PUBLISH YOUR

LEGAL NOTICE

CALL 941-906-9386

and select the appropriate County $% \left(\mathbf{r}\right) =\mathbf{r}$ name from the menu option \mathbf{OR} e-mail legal@businessobserverfl.com



LEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP 3182 DIVISION: PROBATE IN RE: ESTATE OF WILLODEAN SIMON Deceased.

The administration of the estate of Willodean Simon, deceased, whose date of death was September 26, 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 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 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 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 17, 2025.

Personal Representative: D. Hugh Kinsey, Jr. 9100 College Point Court Fort Myers, Florida 33919

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 25-04152L October 17, 24, 2025

NOTICE OF FORECLOSURE

SALES

[Sale of Property 1, Property 2, and

Property 8 only]
IN THE CIRCUIT COURT FOR THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CIVIL DIVISION

Case No.: 24-CA-007468

SOCIETY FSB, not in its individual

capacity, but solely as trustee for

Trust,

Plaintiff, v.

Defendants.

C. MCCALL; et al.

Residential Mortgage Aggregation

FRAZIER UNIQUE HOMES LLC;

 $OCTEON\ MCCALL\ a/k/a\ OCTEON$

NOTICE IS HEREBY GIVEN pursuant

to Summary Final Judgment of Foreclo-

sure dated August 18, 2025 (the "Judg-

ment") and Order Granting Defendants'

Motion to Cancel and Reschedule Fore-

closure Sale ("Order"), both entered in

the above Case No. 24-CA-007468 of

the Circuit Court for Lee County, Flor-

ida, I will sell by separate sales subject

Property 1, Property 2, and Property 8, more specifically described below, to

the highest and best bidder for cash at

three separate public sales to be held

on the 6th day of NOVEMBER, 2025,

at 9:00 a.m., each sale to be conducted

electronically online at three separate

sales at the following website www.lee.

realforeclose.com in accordance with

Chapter 45. Florida Statutes, Plaintiff's

credit bid for each of the three separate

sales shall only be the total amount due

as to each respective Count, and not the

total of the separate total sums specified

in Paragraph 4(a), Paragraph 4(b), and

Paragraph 4(h) of the Judgment.

AS TO COUNT II

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2851 **Division Probate** IN RE: ESTATE OF EDWARD L. SPARDA Deceased.

The administration of the estate of Edward L. Sparda, deceased, whose date of death was November 18, 2023, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: Robin L. Sparda-Curran a/k/a Robin L. Curran 23 Monroe Street

Hanson, Massachusetts 02341 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 $\hbox{E-Mail: douglas@dorceylaw.com}$ Secondary E-Mail: probate@dorceylaw.com October 17, 24, 2025 25-04156L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001075 Division Probate IN RE: ESTATE OF DOROTHY F. NIGHTINGALE

Deceased. The administration of the estate of Dorothy F. Nightingale, deceased, whose date of death was August 14, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 310, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: /s/ Ronald Lewis Nightingale Ronald Lewis Nightingale

272 Tall Timbers Road Glastonbury, Connecticut 06033-3344 Attorney for Personal Representative: /s/ Kelly L. Fayer Kelly L. Fayer Attorney for Petitioner Florida Bar Number: 0121126 12601 World Plaza Lane, Suite 2, Fort Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 433-3434 E-Mail: notice@fayerlaw.net October 17, 24, 2025 25-04151L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-3044 **Division: Probate** IN RE: THE ESTATE OF WILLIAM JOE WILSON,

Deceased.

The Estate of WILLIAM JOE WIL-SON, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-3044, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is October 17, 2025.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the abovenamed court within three (3) months after the date of the first publication of this notice.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732,216-732,228. applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative: Helen Wilson 5011 SW 22nd Avenue

Cape Coral, FL 33914 Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us October 17, 24, 2025 25-04090L

SECOND INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-004939 THE SOUTH SEAS CLUB

CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. RICHARD DUPONT AND SHERRY

DUPONT, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on November 6, 2025, at 9:00 A.M. via electronic sale at www.lee.real

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-004111

ESTATE OF A. DEWEY HARDIN

HEIRS, DEVISEES, GRANTEES,

ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF A.

A/K/A ADMIRAL DEWEY HARDIN, DECEASED; UNKNOWN

DEWEY HARDIN A/K/A ADMIRAL

DEWEY HARDIN, DECEASED;

RANDALL HARDIN; BRIDGET

KAYDEN EASTMAN; ESTATE

OF ROBERT LEE HARDIN.

DEVISEES, GRANTEES,

ASSIGNEES, CREDITORS.

LEE HARDIN, DECEASED;

ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF

DECEASED;, UNKNOWN

and #2, et.al.

DECEASED

DAWNE GIVENS; VANESSA HARDIN; JONATHAN HARDIN;

DECEASED; UNKNOWN HEIRS,

LIENORS, TRUSTEES OF ROBERT

HARDIN, DECEASED; UNKNOWN

ESTATE OF GENEVIEVE DIANE

HEIRS, DEVISEES, GRANTEES,

GENEVIEVE DIANE HARDIN,

TENANT(S) IN POSSESSION #1

Defendant(s).
TO: ESTATE OF A. DEWEY HARDIN

A/K/A ADMIRAL DEWEY HARDIN,

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF A.

(Current Residence Unknown)

(Last Known Address)

524 NE 19TH COURT

CAPE CORAL, FL 33909

KAREN DEAN DYER; JOHN

BANK OF AMERICA, N.A.,

Plaintiff, vs.

foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property

situated in Lee County, Florida: Unit Week No. 39 in Condominium Parcel Number U of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

A/K/A UNIT 1318. WEEK 39 pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. 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.

WITNESS my hand and official seal of said Court this day of 10/14/2025 KEVIN C. KARNES,

CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49213 / 3-77164

October 17, 24, 2025 25-04145L

SECOND INSERTION

DEWEY HARDIN A/K/A ADMIRAL DEWEY HARDIN, DECEASED (Last Known Address) 524 NE 19TH COURT CAPE CORAL, FL 33909 ESTATE OF ROBERT LEE HARDIN, DECEASED (Last Known Address) 544 SOUTH 20TH STREET LOUISVILLE, KY 40203 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF ROBERT LEE HARDIN, DECEASED (Last Known Address) 544 SOUTH 20TH STREET LOUISVILLE, KY 40203 ESTATE OF GENEVIEVE DIANE HARDIN, DECEASED (Last Known Address) 508 WORCHESTER AVENUE MIDDLESBORO, KY 40965 UNKNOWN HEIRS, DEVISEES, ASSIGNEES, CREDI-GRANTEES, TORS, LIENORS, TRUSTEES OF GENEVIEVE DIANE HARDIN, DE-CEASED (Last Known Address) 508 WORCHESTER AVENUE

MIDDLESBORO, KY 4965

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

LOTS 18 AND 19, BLOCK 1529, CAPE CORAL SUBDIVI-SION, UNIT 17, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 14, PAGES 23 TO 38, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A: 524 NE 19TH COURT, CAPE CORAL, FL 33909.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, a date which is within thirty (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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 10 day of October, 2025. KEVIN C. KARNES As Clerk of the Court and/or Comptroller (SEAL) K Shoap

Deputy Clerk Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442., 25-51838

October 17, 24, 2025 25-04109L

SECOND INSERTION

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

CASE NO. 25-CA-003731 FIRST HORIZON BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF

KENNETH JAMES ELLEFSON, DECEASED, ET AL. Defendants. UNKNOWN HEIRS, THE

GRANTEES, DEVISEES, LIENORS, TRUSTEES. AND CREDITORS OF KENNETH JAMES ELLEFSON, DE-CEASED, Current Residence Unknown, but

whose last known address was: 1325 BARRETT RD, NORTH FORT MYERS, FL 33903-5734 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Lee County, Florida, to-wit: ALL THE CERTAIN LAND

SITUATED IN THE CITY OF NORTH FORT MYERS, COUNTY OF LEE, STATE OF FLORIDA TO WIT: THE NORTH HALF OF THE

NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. BEING LOT 13, SMOKEY HOLLOW FARMS, LESS THE NORTH 30 FEET THEREOF. LESS THE FOLLOWING DE-

SCRIBED LAND: PART OF LOT 13, OF UNRE-CORDED SMOKEY HOLLOW FARMS, IN THE NORTH-FARMS, IN THE NORTH-WEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUN-TY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COR-NER OF THE SOUTHEAST 1/4

OF SAID SECTION 4, THENCE SOUTH 4 DEGREES 37 MIN-UTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, SECTION 4, 30.10 FEET TO THE POINT OF BEGINNING, THENCE DUE EAST PAR-ALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4, SAID SECTION 4, FOR 621.85 FEET, THENCE SOUTH 4 DEGREES 37 MINUTES 00 SECONDS EAST, 140.00 FEET, THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST, 621.87 FEET. TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 4, THENCE NORTH 4 DE-GREES 37 MINUTES 00 SEC-ONDS WEST, ALONG SAID WEST LINE 139.79 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

A 20.00 FEET WIDE ACCESS EASEMENT FOR EGRESS AND INGRESS IN PART OF LOT 13 OF UNRECORDED SMOKEY HOLLOW FARMS IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4. TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COR-NER OF SAID SOUTHEAST 1/4, SECTION 4, THENCE SOUTH 4 DEGREES 37 MIN-UTES OO SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, SEC-TION 4, 30.10 FEET, THENCE DUE EAST PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 4, 621.85 FEET TO THE POINT OF BEGIN-NING OF SAID EASEMENT, THENCE CONTINUE DUE EAST 631.90 FEET TO AN

INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BARRETT ROAD, THENCE SOUTH 4 DEGREES 28 MIN-UTES 00 SECONDS EAST ALONG SAID WEST LINE OF BARRETT ROAD, 20.05 FEET, THENCE DUE WEST 631.86 FEET, THENCE NORTH 4 DE-GREES 37 MINUTES 00 SEC-ONDS WEST, 20.05 FEET TO

THE, POINT OF BEGINNING. 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 publication 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 the Court on this 10 day of October, 2025.

Kevin C. Karnes Clerk of the Circuit Court (SEAL) N Wright Angad Deputy Clerk

Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, 1000010940 October 17, 24, 2025 25-04104L

eXL Legal, PLLC.

Loan No. xxxxx9867 1003 NE 10th Place, Cape Coral, FL 33909 - Property 1 Lots 32 and 33, Block 2056, CAPE CORAL UNIT 31, according to the Plat thereof, as recorded in Plat Book 14, at Page 149, of the Public Records of Lee County, Florida. AS TO COUNT V

SECOND INSERTION

1213 NE 11th Terrace, Cape Coral, FL 33909 - Property 2 Lots 22 and 23, Block 2058, ing to the plat thereof recorded in Plat Book 14, Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida. AS TO COUNT XXIII

4304 Jacaranda Parkway, Cape Coral, FL 33993 - Property 8 Lots 22 and 23, Block 5200, CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23 Page 41, inclusive of the Public Records of Lee

County Florida.

St. Petersburg, FL 33701 (727)896-7171 gdavis@trenam.com bshepard@trenam.com ohoeppner@trenam.com 25-04142L October 17, 24, 2025

Loan No. xxxxx9870

Loan No. xxxxx9873

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.

WITNESS, MY HAND AND SEAL OF THIS COURT ON 10/14/2025 KEVIN C. KARNES

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

Gerald D. Davis, Esquire TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, 200 Central Avenue, Suite 1600

--- ESTATE ---

LEE COUNTY

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 2181 **Division Probate** IN RE: ESTATE OF

Deceased. The administration of the estate of KENNETH HORNE, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

KENNETH HORNE.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: Shannan L. Jones 1260 Hall Road

North Fort Myers, FL 33903 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355

E-Mail: Administrator@kellerlaw.biz October 17, 24, 2025 25-04115L

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-2988 IN RE: ESTATE OF

MICHAEL J. IACAMPO,

aka MIKE J. IACAMPO

Deceased.

The administration of the estate of MI-

CHAEL J. IACAMPO (also known as MIKE J. IACAMPO), deceased, whose

date of death was July 27, 2025, is pend-

ing in the Circuit Court for Lee County,

Florida, Probate Division, the address

of which is 1700 Monroe St., Fort My-

ers, Florida 33901. The names and ad-

dresses of the Personal Representative

and the Personal Representative's attor-

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

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

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-

OF THIS NOTICE ON THEM.

NOTICE.

ney are set forth below.

SECOND INSERTION

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

Case Number: 2025-002670-CP IN RE: ESTATE OF ABRAHAM ROMANO Deceased.

The administration of the estate of Abraham Romano, deceased, Case Number: 2025-002670-CP, whose date of death was February 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 17, 2025

Personal Representative Nathalie Dahan

2600 S. Douglas Rd., Suite 1007, Coral Gables, FL 33134 Attorney for Personal Representative Niuris Bezanilla, Esq. FL Bar No.: 1018405 South Florida Law, PLLC 2600 S. Douglas Rd., Suite 1007, Coral Gables, FL 33134 Tel: 954-900-8885

niuris@southfloridalawpllc.com October 17, 24, 2025 25-04072L

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3031 **Division Probate** IN RE: ESTATE OF CAROLEE FELLNER

Deceased. The administration of the estate of Carolee Fellner, deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 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 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 17, 2025.

Personal Representative: Carl J. Fellner 2503 SE 22nd Ave

Cape Coral, Florida 33904 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 17, 24, 2025 25-04094L

SECOND INSERTION NOTICE TO CREDITORS

(Intestate) IN THE CIRCUIT COURT FOR THE ${\bf TWENTIETH\ JUDICIAL\ CIRCUIT}$ IN AND FOR LEE COUNTY.

FLORIDA PROBATE DIVISION CASE NO: 25-CP-003048 IN RE: ESTATE OF KAREN J. HUDSON, Decedent.

The administration of the Estate of Karen J. Hudson, Deceased, whose date of death was June 28, 2025; Case Number 25-CP-003048, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Ft Myers, FL 33902. The name and address of the Personal Representative are Gregory Thompson, 7336 South Land Park Drive, Sacramento, CA 95831, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of this Notice is October 17, 2025. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com October 17, 24, 2025 25-04092L SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002993 IN RE: ESTATE OF WILLIAM EUGENE GREEN Deceased.

The administration of the estate of William Eugene Green, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Drive Martin Luther King Jr Boulevard Fort Myers, Florida, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 10/17/2025.

Personal Representative:

Edith Golden 323 Old Burnt Store Rd. N Cape Coral, Florida 33993 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl

Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com October 17, 24, 2025 25-04073L SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION Case No. 25-CP-2575 IN RE:

PATRICIA ANN MCAULEY, **Deceased.** TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE You are hereby notified that an Order of Summary Administration has been entered in the estate of Patricia Ann McAuley, deceased, File Number 25-CP-2575, by the Circuit Court for Lee County, Florida, Probate Division. the address of which 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was May 25, 2024; that the total value of the estate is \$11,700.00 and that the names and addresses of those to whom it has been

assigned by such order are: NAME ADDRESS Brion McAuley 1994 Bermuda Court N. Fort Myers, FL 33903 $\,$ Eric B. McAulev 3625 NW 1st Terrace Cape Coral, FL 33993

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other 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-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 17, 2025.

Brion McAuley Co-Personal Representative 1994 Bermuda Court N. Fort Myers, FL 33903 Eric B. McAuley

Co-Personal Representative 3625 NW 1st Terrace Cape Coral, FL 33993 Caleb W. Pringle, Esquire Attorney for Co-Personal Representatives Florida Bar Number: 118863 Richard W. Pringle, P.A. 2125 First Street, Suite 200 Fort Myers, FL 33901 Phone: (239) 332-4717 Fax: (239) 332-4718

caleb@stravhornandstrayhornlaw.com Second Email: kristine@strayhornandstrayhornlaw.

October 17, 24, 2025

SECOND INSERTION

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 SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

Notice is: October 17, 2025.

PAULA HOPE IACAMPO, a/k/a PAULA H. IACAMPO a/k/a PAULA

Estero, FL 34135 SUSAN NESBET-SIKUTA Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, FL 34135 Telephone: (239) 390-1900 Secondary Email: wanda.portnoy@dentons.com Tertiary Email: michelle.malis@dentons.com

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

BARRED.

DATE OF DEATH IS BARRED. The date of first publication of this

Signed on this 10th day of October,

THRASHER-IACAMPO a/k/a PAULA IACAMPO, Personal Representative 22040 Longleaf Trail Dr.

Attorney for Personal Representative Email: susan.sikuta@dentons.com5336667.v1 October 17, 24, 2025 25-04106L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002979 **Division PROBATE** IN RE: ESTATE OF JAMES D. NATALINI Deceased.

The administration of the estate of James D. Natalini, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 3390. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 17, 2025.

Personal Representatives: April Morlock 25 Navajo Way Rockaway, New Jersey 07866 Melanie Benton 57 Tremont Drive East

Hanover, New Jersey 07936 Attorney for Personal Representatives: Danielle Stief, Attorney Florida Bar Number: 70766 12 SE 7th Street, Suite 803 FORT LAUDERDALE, FL 33301 Telephone: (954) 271-0120 Fax: (954) 278-3084 E-Mail: danielle@llgpa.com Secondary E-Mail: info@llgpa.com October 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3145 Division Probate IN RE: ESTATE OF MAURA ALEXANDER A/K/A MAURA J. ALEXANDER

Deceased.

The administration of the estate of Maura Alexander a/k/a Maura J. Alexander, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Lee County, Florida, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 17, 2025.

Personal Representative: **Brian O'Connor** 629 Brookstone Drive

Crownsville, Maryland 21032 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 17, 24, 2025



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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LEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-2335 IN RE: ESTATE OF TAMA L. WHITE a/k/a TAMA WHITE, Deceased.

The administration of the estate of Tama L. White a/k/a Tama White, deceased, whose date of death was November 5, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 17, 2025.

Jonathon W. White Personal Representative

4453 Norwaldo Ave Indianapolis, IN 46205 Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com

courtfilings@capecoralattorney.com October 17, 24, 2025 25-04091L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDAPROBATE DIVISION Case No.: 25-CP-002081 IN RE: ESTATE OF WILLIAM E. MORGAN, JR. , Deceased.

The administration of the estate of William E. Morgan, Jr., deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative attorney are set forth below

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

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

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

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 17, 2025.

/s/ Robert W. Morgan Robert W. Morgan Petitioner

/s/ Ehren J. Frev Ehren J. Frey, Esq. Attorney for Petitioner Florida Bar Number: 1005571 Zacharia Brown PC 26811 South Bay Drive, Unit $270\,$ Bonita Springs, Florida 34134 Telephone: (239) 345-4545 Fax: (724) 942-6202 E-Mail: efrev@zacbrownlaw.com Secondary E-Mail: hayley@zacbrownlaw.com October 17, 24, 2025 25-04120L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2735 **Division Probate** IN RE: ESTATE OF ROBERT E. BAILEY Deceased.

The administration of the estate of Robert E. Bailey, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 17, 2025.

Personal Representative: Kevin L. Bailey

1332 County Road 10 Prattville, Alabama 36067 Attorney for Personal Representative: T. Thomas Shirley Attorney

Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com October 17, 24, 2025 25-04099L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003136 **Division Probate** IN RE: ESTATE OF MARY CATHERINE BENNETT A/K/A MARY KAY BENNETT A/K/A MARY C. BENNETT

Deceased. The administration of the estate of Mary Catherine Bennett a/k/a Mary Kay Bennett a/k/a Mary C. Bennett, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2025. Michael A. Scott Attorney Florida Bar Number: 105555 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: mike@dorceylaw.com

Secondary E-Mail:

October 17, 24, 2025

probate@dorceylaw.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003122 IN RE: ESTATE OF LAWRENCE WILLIAM SKINNER

Deceased. The administration of the estate of Lawrence William Skinner, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 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 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 17, 2025. Personal Representative: Terri J. Skinner 15170 Flightline Court

Fort Myers, Florida 33905 West Milford, New Jersey 07480 Attorney for Personal Representative: ROLAND D. WALLER, ESQ. Attorney Florida Bar Number: 139706 Sheppard Law Firm LAW OFFICE OF ROLAND D. WALLER Fort Myers, FL 33919 5332 MAIN ST NEW PORT RICHEY, FL 34652 Fax: (239) 334-3965 Telephone: (727) 847-2288 E-Mail: Fax: (727) 848-4183 Secondary E-Mail: E-Mail: pleadings@rdwaller.com October 17, 24, 2025 25-04095L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-3120 Division: Probate IN RE: ESTATE OF ODD E. FJOTLAND

Deceased. The administration of the estate of Odd E. Fjotland, deceased, whose date of death was August 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, 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 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 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 17, 2025.

Personal Representative: Linda R. Colvin 7 Highland Ave.

Attorney for Personal Representative: Hayley E. Donaldson, Attorney Florida Bar Number: 1002236 9100 College Pointe Court Telephone: (239) 334-1141 donaldson@sheppardlawfirm.com tcorsini@sheppardlawfirm.comOctober 17, 24, 2025 25-04113L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002586 Division: Probate IN RE: ESTATE OF DENNIS C. ANDREWS, Deceased.

The administration of the Estate of Dennis C. Andrews, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is October 17, 2025.

Personal Representative: Terryl Andrews 535 Wayfarers Way

North Fort Myers, FL 33917 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4937-1599-3432, v. 1 October 17, 24, 2025 25-04096L

SECOND INSERTION

NOTICE TO CREDITORS which is 2075 Dr. Martin Luther King IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002590 **Division Probate** IN RE: ESTATE OF JOSEPH LEWANDOWSKI A/K/A

Deceased. The administration of the estate of Joseph Lewandowski a/k/a Joseph E. Lewandowski, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address of

JOSEPH E. LEWANDOWSKI

Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

25-04097L

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Personal Representative: Rosario Lewandowski 6896 Sedgewick Ct

Fort Myers, Florida 33919 Attorney for Personal Representative: Alina Gonzalez-Dockery, Attorney Florida Bar Number: 94099 5237 Summerlin Commons Blvd., Suite 109

Fort Myers, Florida 33907 Telephone: (239) 789-2533 Fax: (239) 790-5088 E-Mail: alina@lifelawplanning.com Secondary E-Mail: service@lawsprt.com October 17, 24, 2025 25-04121L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003117

IN RE: ESTATE OF BARBARA J. NESTER Deceased.

The administration of the estate of Barbara J. Nester, deceased, whose date of death was February 19, 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 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 demands 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 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

notice is October 17, 2025.

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 17, 2025.

Personal Representative: Leslie R. Valentino 1620 NW 32nd Place

Cape Coral, Florida 33993 Attorney for Personal Representative: M. TRAVIS HAYES, Attorney Florida Bar Number: 27883 GUNSTER, YOAKLEY & STEWART 5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Fax: (239) 594-7313 E-Mail: thaves@gunster.com Secondary E-Mail: jstevenson@gunster.com Secondary E-Mail: eservice@gunster.com ACTIVE:38404513.1

SECOND INSERTION

The personal representative has no

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3079 Division Probate IN RE: ESTATE OF JESUS GUMERSINDO $\mathbf{GONZALEZ}\,\mathbf{A}/\mathbf{K}/\mathbf{A}\,\mathbf{JESUS}\,\mathbf{G}.$ GONZALEZ

Deceased. The administration of the estate of Jesus Gumersindo Gonzalez a/k/a Jesus G. Gonzalez, deceased, whose date of death was June 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:

October 17, 24, 2025 25-04089L Asta Gonzalez

17525 Holly Oak Ave Fort Myers, Florida 33967 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@dorcevlaw.com Secondary E-Mail: probate@dorceylaw.com 25-04107L October 17, 24, 2025

--- ESTATE ---

--- ACTIONS / SALES ---

LEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2986 Division Probate IN RE: ESTATE OF MARY L. CURRAN Deceased.

The administration of the estate of Mary L. Curran, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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 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 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 17, 2025.

Personal Representative: Helen Welsh

1321 SE 23rd Terrace Cape Coral, Florida 33990 Attorney for Personal Representative: Jennifer J. Hammond, Esq. - Attorney Florida Bar Number: 121531 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square/ Fort Myers, FL 33919 Telephone: (239) 936-7200/ Fax: (239) 936-7997 E-Mail: jenniferh@trustska.com Secondary E-Mail: carolg@trustska.com October 17, 24, 2025 25-04119L

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File Number: 25-CP-002732 Division: Probate, Guardianship & Mental Health IN RE: ESTATE OF JOSE RAFAEL GARZON

Deceased. The administration of the estate of JOSE RAFAEL GARZON, deceased, File Number: 25-CP-002732, whose date of death was March 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate, Guardianship & Mental Health Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal represen-

tative 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is: October 17, 2025.

Personal Representative Dora Garzon-Hornick 8809 Grenore Drive

Dallas, TX 75218 214-957-9605 Attorney for Personal Representative Monica M. Cabrera, Esq. Florida Bar Number: 26578 The Florida Probate & Family Law Firm 2600 S. Douglas Rd., Suite 502 Coral Gables, FL 33134 Office Line: (305) 677-5119 Facsimile: (305) 735-6468 Email: monica@flpfl.com October 17, 24, 2025 25-04114L

SECOND INSERTION

IN THE CIRCUIT COURT OF THE FOR LEE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 24-CA-004056 PENNYMAC LOAN SERVICES,

ASSOCIATION, INC.; UNKNOWN SPOUSE OF JAMES FAULKNER: UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT PROPERTY.

Defendants.

UNIT 1502-N, OF RIVA DEL LAGO CONDOMINIUM, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN INSTRU-MENT NO. 2005000128203, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 14300

FORT MYERS, FL 33907 IF YOU ARE A PERSON CLAIM-MAY CLAIM THE SURPLUS.

Dated this day of 10/13/2025 KEVIN C. KARNES Clerk Of The Circuit Court

October 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002910 **Division: Probate** IN RE: ESTATE OF HAROLD D. WILCOXEN, Deceased.

The administration of the Estate of Harold D. Wilcoxen, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the addre of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

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

732.2211, Florida Statutes.

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

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

NOTWITHS 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 17, 2025.

Florida Trust Wealth Management Company (f/k/a Sanibel Captiva

Trust Company) By: T. John Costello, Jr., Sr. Vice President 13525 Bell Tower Drive

Fort Myers, FL 33907 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES

1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4913-6943-7542, v. 1

October 17, 24, 2025

25-04108L

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

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

Rarely do consumers specifically search online for public notices.

NOTICE OF FORECLOSURE SALE 20TH JUDICIAL CIRCUIT, IN AND

LLC,

Plaintiff, vs.
JAMES FAULKNER; RIVA DEL LAGO CONDOMINIUM

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 13 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

RIVA DEL LAGO DR APT 1502,

ING A RIGHT TO FUNDS REMAIN-ING 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

> (SEAL) By: N Wright-Angad 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 24-01149

25-04111L



Email your Legal Notice

SECOND INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-013459

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

NICHOLAS JAMES FASANO A/K/A NICHOLAS FASANO A/K/A NICHOLAS FASANO, et al.,

Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 18, 2025 in Civil Case No. 23-CA-013459 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 Nicholas James Fasano a/k/a Nicholas Fasano a/k/a Nicholas Fasano, 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 November 6, 2025 at 9:00 AM on the following described property as set forth in

said Summary Final Judgment, to-wit: LOTS 57 AND 58, BLOCK 2312, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED AT PLAT BOOK 16, PAGES 112 THROUGH 130, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Address: 2732 NE 5TH PL, CAPE CORAL, FL 33909

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 10/09/2025

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 23-06950FL

October 17, 24, 2025 25-04078L

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT

OF THE TWENTIETH JUDICIAL

CIRCUIT OF FLORIDA, IN AND

FOR LEE COUNTY

CIVIL DIVISION

Case No. 25-CA-001299

Division I

BYLINE BANK AS SUCCESSOR IN

INTEREST TO COMMUNITY BANK OF OAK PARK RIVER

SCOTT M. STRAKA, SOPHIA M

STRAKA, HERITAGE POINTE

MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/

Notice is hereby given, pursuant to Fi-

nal Judgment of Foreclosure for Plain-

tiff entered in this cause on October

3, 2025, in the ;Circuit Court of Lee

County, Florida, Kevin C. Karnes, Clerk

of the Circuit Court, will sell the prop-

erty situated in Lee County, Florida

UNIT 1115, BUILDING 11, OF

TERRACE VI AT HERITAGE POINTE, A CONDOMINIUM,

ACCORDING TO THE DECLA-

RATION OF CONDOMINIUM

RECORDED IN OFFICIAL RE-

CORDS BOOK 4781, PAGE(S) 2771, AND ALL SUBSEQUENT

AMENDMENTS THERETO,

TOGETHER WITH ITS UNDI-

VIDED SHARE IN THE COM-

MON ELEMENTS, IN THE

PUBLIC RECORDS OF LEE

and commonly known as: 16575 LAKE

CIR DR. APT 1115, FT MYERS, FLOR-

IDA 33908; including the building, appurtenances, and fixtures located

COUNTY, FLORIDA.

1604 N. Marion St

Tampa, FL 33602

327486/2529270/wll

October 17, 24, 2025

Foreclosure Service@kasslaw.com

FOREST Plaintiff, vs.

Defendants.

described as:

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 20-CA-005572 MTGLQ INVESTORS, L.P.,

DOUGLAS SPIEGEL; HEATHER SPIEGEL; UNKNOWN SPOUSE OF DOUGLAS SPIEGEL; UNKNOWN SPOUSE OF HEATHER SPIEGEL: DANIELS PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT

#2,

Defendant. NOTICE IS HEREBY GIVEN pursuant to the Order dated September 24, 2025 entered in Civil Case No. 20-CA-005572 in Circuit Court of the 20th Judicial Circuit in and for Lee County. Florida, Civil Division, wherein MT-GLQ INVESTORS, L.P., Plaintiff and DOUGLAS SPIEGEL; HEATHER SPIEGEL; DANIELS PARK HOME-OWNERS ASSOCIATION, INC.; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at $9:00~\mathrm{AM}$ 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:

HALJUGHIEH, WOWLES
LOT 15, DANIELS PARK, ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 82, PAGES 79
THROUGH 83, OF THE PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA.

Property Address: 14067 Danpark Loop, Fort Myers, FL 33912 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.

10/13/2025

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 84 Fort Lauderdale, FL 33324Service Email: arbservices@kelleykronenberg.com File No.: M22022-JMV October 17, 24, 2025 25-04128L

SECOND INSERTION

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

FLORIDA

CIVIL DIVISION

CASE NO.: 24-CA-006597 LOAN FUNDER LLC, SERIES 50118,

Plaintiff, vs.

COCO HAMMOCK ASSETS LLC, a Florida Limited Liability Company; JOHN PATRICK SCIASCIA; COCO BAY COMMUNITY ASSOCIATION, INC.,

Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on October 3, 2025 in the Civil Case No. 24-CA-006597 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes, will on OCTOBER 30, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee. realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida:

Lot 39, COCO BAY, according to the plat thereof, recorded in Plat Book 78, Page(s) 44 through 48, inclusive, of the Public Records of Lee County, Florida.

Property address is commonly known as: 11105 Sea Tropic Lane, Fort Myers, FL 33908 Parcel Identification Number: 06-46-24-32-00000.0390

Folio Number: 10491339 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated 10/08/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: T Mann Deputy Clerk

Tiffani N Brown Law, PLLC Attn: Sale Department 12574 Flagler Center Blvd Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.comOctober 17, 24, 2025 25-04069L

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-002033

SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. LAZY FLAMINGO PLAZA, INC., a Florida Corporation, LCT PROPERTIES, INC., a Florida corporation, LARRY C. THOMPSON, LUXURY HOMES FUNDING, LLC, a Wyoming limited liability company, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS

ADMINISTRATION, an Agency of the United States of America and UNKNOWN TENANTS IN POSSESSION, Defendants.

NOTICE IS GIVEN that pursuant to the Consent Final Judgment of Foreclosure filed on the 8th day of October, 2025, in Civil Action No. 25-CA-002033, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which LAZY FLAMINGO PLAZA, INC., a Florida Corporation, LCT PROPERTIES, INC., a Florida corporation, LARRY C. THOMPSON, LUXURY HOMES FUNDING, LLC, a Wyoming limited liability company, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America and UN-KNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAP-

therein, at public sale, to the highest and best bidder, for cash, at: www.lee. TIVA COMMUNITY BANK, a Florida realforeclose.com on NOVEMBER 20, Banking Corporation, is the Plaintiff, 2025 at 9:00 a.m. Kevin C. Karnes, Clerk of Court, Lee Any persons claiming an interest in County will sell to the highest and best the surplus from the sale, if any, other bidder for cash on the 6th of November, than the property owner as of the date 2025 at 9:00 a.m. by electronic sale at of the lis pendens must file a claim before the clerk reports the surplus as www.lee.realforeclose.com, the following described real property set forth in unclaimed. the Summary Final Judgment of Fore-Dated this day of 10/13/2025

25-04110L

closure in Lee County, Florida: Clerk of the Circuit Court Parcel One: Kevin C. Karnes (SEAL) By: N Wright-Angad Lots 1, 2, and 3, Block C, Del Sega Unit One, according to the Deputy Clerk plat thereof as recorded in Plat Jennifer M. Scott Book 8, page 21, of the Public Records of Lee County, Florida. (813) 229-0900 x Kass Shuler, P.A.

> Lots 4 and 5, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records

Parcel Two:

of Lee County, Florida. AND

scribed as follows:

Parcel Three: A lot or parcel of land lying in part of Lots 1, 2, and 3. Block D. Del Sega Unit One, according to the plat or map thereof recorded in Plat Book 8, page 21 of the Public Records of Lee County, Florida, which lot or parcel is de-

From the Southeasterly corner of said Lot 3, run Northeasterly along the Easterly line of said lot for 3.5 feet to an intersection with the Northeasterly line 33 feet from the centerline of Sanibel-Captiva Road and the POB of the herein described parcel. From said POB continue Northeasterly along said Easterly line for 136.50 feet to the Northeasterly corner of said Lot 3: thence run Northwesterly perpendicular to the Easterly line of said lot along the Northerly line of Lots 3, 2, and 1 for 174.07 feet to a point of curvature; thence run Northwesterly along the arc of a curve to the left of radius 20 feet along the Northeasterly line of said lot for 2.80 feet to an intersection with said Northeasterly line 33 feet from the centerline of Sanibel-Captiva Road; thence run Southeasterly along said Northeasterly line along the arc of a curve to the left of radius 539.96 feet for 225.04 feet to the POB.

AND

Parcel Four: Lots 6 and 7, Block C, Del Sega Unit One, according to the plat thereof as recorded in Plat Book 8, page 21, of the Public Records

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

Dated this 9 day of October, 2025. KEVIN C. KARNES. CLERK OF COURT (SEAL) By: T Mann Deputy Clerk

M. Brian Cheffer. Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381

October 17, 24, 2025

25-04070L

LEE COUNTY

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION

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

CASE NO. 25-CC-005564 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. HELEN J. STANDISH,

INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987; THEODORE C. STANDISH, JR.: LEANNA J. STANDISH; JOANNA H. STANDISH; THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987, Defendants.

TO: HELEN J. STANDISH, INDI-VIDUALLY, HELEN J. STANDISH, AS TRUSTEE OF THE THEODORE AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987, THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE THEODORE C. AND HELEN J. STANDISH TRUST. DATED FEBRUARY 10, 1987 LAST KNOWN ADDRESS: 18 JESSE WOOD LN COLRAIN, MA 01340

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 3, 4, and 5 in Condominium Parcel Number B1 (A/K/A UNIT 1009), of PLAN-TATION BEACH CLUB I, PHASE B-1, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1188 at Page 480 in the Public Records of Lee County Florida and all amendments thereto, if

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 10 day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap

Deputy Clerk Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road. Sarasota, Florida 34237 service@michaelbelle.com49263

October 17, 24, 2025 25-04082L

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

DIVISION

CASE NO. 25-CA-004484 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WHITNEY MCDOWELL A/K/A WHITNEY E. MCDOWELL, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF WHIT-NEY MCDOWELL A/K/A WHITNEY E. MCDOWELL, DECEASED,

whose last known residence is: 15409 BELLAMAR CIR, #713, FORT MY-ERS, FL 33908

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

CONDOMINIUM UNIT 713, BUILDING 7, BELLAMAR AT
BEACHWALK VI, A CONDOMINIUM ACCORDING
TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RE-CORDS BOOK 4187, PAGE 672, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THEREOF, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 10/09/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-292332 25-04076L

October 17, 24, 2025

SECOND INSERTION

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

CIVIL DIVISION CASE NO.

362025CA001742A001CH THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND

Plaintiff, vs. PATRICIA SMITH, et al,

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated October 3, 2025, and entered in Case No. 362025CA001742A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein THIRD FEDERAL SAVINGS AND LOAN ASSOCIA-TION OF CLEVELAND is the Plaintiff and PATRICIA SMITH, SPARRO-WOOD CONDOMINIUM ASSOCIA-TION, INC., THIRD FEDERAL SAV-INGS AND LOAN ASSOICATON OF CLEVELAND and UNKNOWN TENANT 1, the Defendants. Kevin C. Karnes, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions at 9:00 a.m. on 10/30/2025, the following de scribed property as set forth in said Or-

der of Final Judgment, to wit: UNIT 202, BUILDING A, PHASE I, SPARROWOOD, A CONDOMINIUM ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1741, PAGE 1403, ET.SEQ., OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DEC-LARATION, AND AS MAY BE AMENDED.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

DATED at Lee County, Florida, this 10/10/2025

Kevin C. Karnes, Clerk of the Court & Comptroller Lee County, Florida (SEAL) By: T Mann Deputy Clerk

25-F001125/TL October 17, 24, 2025 25-04103L

SECOND INSERTION

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

Case No.: 25-CA-003595 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v.

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHELLE O'SULLIVAN, DECEASED; GLADIOLUS GARDENS CONDOMINIUM ASSOCIATION. SECTION X, INC.; GLADIOLUS GARDENS RECREATIONAL AND MAINTENANCE ASSOCIATION. INC.; DANIEL O'SULLIVAN, AS POTENTIAL HEIR OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; DANIEL O'SULLIVAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY MICHELLE O'SULLIVAN; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES. BENEFICIARIES. GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHELLE O'SULLIVAN, DECEASED 8071 COUNTRY ROAD UNIT 203 FORT MYERS, FL 33919

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 203 OF GLADI-OLUS GARDENS CONDO-

MINIUM, SECTION X, A CON-DOMINIÚM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1526, PAGES 868 THROUGH 932 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS.

a/k/a 8071 Country Rd, Fort My-

ers, FL 33919 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-berg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court on this day of 10/10/2025,

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324

October 17, 24, 2025 25-04101L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $20 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}, {\rm IN} \, {\rm AND}$ FOR LEE COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 25-CA-003514 LAKEVIEW LOAN SERVICING LLC,

Plaintiff, vs. JAY C. MILLER; UNKNOWN SPOUSE OF JAY C. MILLER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in Case No. 25-CA-003514, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAY C. MILLER; UN-KNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY: are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. LEE.REALFORECLOSE.COM, 9:00 A.M., on the 11 day of December, 2025, the following described property as set forth in said Final Judgment, to

LOT 10, BLOCK J, PINE IS-LAND CENTER - UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 10, PAGE 108, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 10/13/2025.

KEVIN C. KARNES As Clerk of said Court (SEAL) By N Wright-Angad As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00800 NML 25-04127L October 17, 24, 2025

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

FLORIDA CIVIL ACTION
CASE NO.: 24-CC-1736

PROLINE CONSTRUCTION & REMODELING, INC, a Florida Corporation, D/B/A PROLINE POOLS, INC. Plaintiff, v.

KRISTIN LEIGH ANDERSON and COURTNEY CASSANDRA REID, Defendants.

NOTICE IS HEREBY given as required by a Final Judgment for Foreclosure entered in Case No · 24-CC-1736 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where PROLINE CONSTRUCTION & REMODELING, INC., is the Plaintiff and KRISTIN LEIGH ANDERSON and COURTNEY CASSANDRA REID are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on November 13, 2025, the following described property in accordance with the Final Judgment for

Lots 3 and 4, Block 5104, Unit 80, Cape Coral, according to plat thereof as recorded in Plat Book 22, Pages 140 through 159, of the Public Records of Lee County, Florida.

Address: 2324 Northwest 31st Terrace, Cape Coral, FL 33993 ID: 28-43-23-C1-05104.0030

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

10/09/2025 CLERK OF THE CIRCUIT COURT

(SEAL) KEVIN C. KARNES Lee County Clerk of Court By: T Mann as Deputy Clerk

Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 October 17, 24, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 22-CA-005039

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

CHANDRA MONTES DE OCA, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated August 12, 2025, and entered in

22-CA-005039 of the Circuit Court of

the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION

TRUST is the Plaintiff and CHANDRA MONTES DE OCA; UNKNOWN SPOUSE OF CHANDRA MONTES

DE OCA 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 November 06, 2025,

the following described property as set

LOTS 33 AND 34, BLOCK

3814, UNIT 52, CAPE CORAL,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 49

THROUGH 63, PUBLIC RECORDS OF LEE COUNTY,

Property Address: 1629 NW 11TH STREET, CAPE CORAL,

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 accor-

dance with Florida Statutes, Section

FLORIDA.

FL 33993

forth in said Final Judgment, to wit:

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL

CASE NO. 25-CC-005115 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ANNE MARIE NEWMAN AND

GLENN T. BERBAUM,

Defendant(s). TO: ANNE MARIE NEWMAN AND GLENN T. BERBAUM Last Known Address: 140 BLENHEIM

PLACE, ATLANTA, GA 30350
YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property

located in LEE County, Florida: Unit Week No. 50 in Condominium Parcel Number J (A/K/A UNIT 1311) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at

Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 10 day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap

Deputy Clerk Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49231

October 17, 24, 2025 25-04102L

NOTICE OF ACTION BY

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

CASE NO. 25-CC-005155 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

ANNE MARIE NEWMAN, GLENN T. BERBAUM, AND MARGARET M. BERBAUM. Defendant(s).

Last Known Address: 140 BLENHEIM

action to foreclose a Claim of Lien upon the following described real property

Unit Week No. 51 & 52 in Con-

has been filed against you and you are required to serve a copy of your writ-Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's

Court on this 10 day of October, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap

Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road. Sarasota, Florida 34237 49239

Dated this 10/09/2025 Kevin C. Karnes

As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-057698 - MaM 25-04077L October 17, 24, 2025

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-005114 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation. Plaintiff, vs.
SAMUEL DAVID BISHOP, II,

ANNE MARIE NEWMAN AND DAVID OTTO FEILEN, Defendant(s) TO: SAMUEL DAVID BISHOP, II, ANNE MARIE NEWMAN AND DA-VID OTTO FEILEN

PLACE, ATLANTA, GA 30350 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Last Known Address: 140 BLENHEIM

Unit Week No. 50 in Condominium Parcel Number M (A/K/A UNIT 1310) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded

in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.
has been filed against you and you are

required to serve a copy of your writ-Belle, Esq., of Michael J. Belle. P.A.. Attorney for Plaintiff, whose address is 34237, within 30 days from the first date of publication, and file the origibefore service on Plaintiff's attorney or immediately thereafter; otherwise, a the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 10 day of October, 2025. Michael J. Belle, Esq., of Michael J. Belle, P.A.,

Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49230 25-04100L October 17, 24, 2025

ten defenses, if any, upon Michael J. 2364 Fruitville Road, Sarasota, Florida nal with the Clerk of this Court either default will be entered against you for

KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk

SECOND INSERTION

DIVISION: CIVIL

Plaintiff. vs.

TO: ANNE MARIE NEWMAN, GLENN T. BERBAUM, AND MARGA-RET M. BERBAUM PLACE, ATLANTA, GA 30350

YOU ARE HEREBY notified that an located in LEE County, Florida:

dominium Parcel Number K (A/K/A UNIT 1313) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Complaint. WITNESS my hand and seal of this

Michael J. Belle, Esq.,

service@michaelbelle.com

October 17, 24, 2025 25-04105L

--- ESTATE ---

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

24-CA-000977 NATIONS DIRECT MORTGAGE,

Plaintiff, VS. AMY J. KERNS A/K/A AMY JO KERNS: UNKNOWN SPOUSE OF AMY J. KERNS A/K/A AMY JO KERNS; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ONEMAIN CONSUMER LOAN, INC.; BRECKENRIDGE ASSOCIATION, INC.; VILLAGE ON GOLDEN POND AT BRECKENRIDGE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 3, 2025 in Civil Case No. 24-CA-000977, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, NATIONS DIRECT MORT-GAGE, LLC is the Plaintiff, and AMY J. KERNS A/K/A AMY JO KERNS; UNITED STATES OF AMERICA-DE-PARTMENT OF HOUSING AND UR-BAN DEVELOPMENT; ONEMAIN CONSUMER LOAN, INC.; BRECK-ENRIDGE ASSOCIATION, INC.; VILLAGE ON GOLDEN POND AT BRECKENRIDGE HOMEOWNERS' ASSOCIATION, INC.; are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on December 4, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment,

LOTS 8 & 9, SAN CARLOS PARK #7 UNRECORDED, BLOCK 103, RECORDED IN DEED BOOK 315 PAGE 149 IN THE LEE COUNTY, FLORIDA PROPERTY RECORDS

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. WITNESS my hand and the seal of

the court on 10/14/2025, CLERK OF THE COURT Kevin C. Karnes (SEAL) N Wright-Angad Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com October 17, 24, 2025 25-04146L SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003056 IN RE: ESTATE OF MARILYN K. PHELAN Deceased.

The administration of the estate of MARILYN K. PHELAN, deceased, whose date of death was September 13, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 17, 2025.

Personal Representative: Neil R. Covert 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759

Attorney for Personal Representative: Neil R. Covert, Esquire Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com

service@covertlaw.com October 17, 24, 2025

Secondary E-Mail:

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION 25-CP-3197 IN RE: ESTATE OF: TEDD MARTIN SCHAFFER

Deceased The administration of the estate of TEDD MARTIN SCHAFFER, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice was or shall be: October 17, 2025

Personal Representative: Kirsten Ann Maltese, 2424 S. Cole Way,

Lakewood, CO 80228 Attorney for Personal Representative: /s/ Alexis A. Sitka, P. A. Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Alexis@sitkalaw.com October 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

File No. 25-CP-2933 IN RE: ESTATE OF PATRICIA J. SLACK deceased.

The administration of the testate estate of Patricia J. Slack, deceased, who was found deceased August 5, 2025, File Number 25-CP-2933, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

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 TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of the first publication of this Notice to Creditors is October 17,

> Guy Cal Gregory C. Slack Co-Personal Representative 2401 Pipers Ct., Baldwinsville, NY 13027

Gordon A. Slack Co-Personal Representative

3200 S. Brandenberg Ave, Eagle, Idaho 83616 Brian J. Downey, Esq. FL Bar Number: 0017975

BARRETT MCNAGNY LLP Attorney for Personal Representative 215 E. Berry St. Fort Wayne, IN 4682 260-423-8871 bjd@barrettlaw.com 4910-5316-3109 October 17, 24, 2025

25-04137L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002966 IN RE: ESTATE OF

CAROLYN F. LANIE, Deceased. The administration of the estate of CAROLYN F. LANIE, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and

the Personal Representative's attorney are set forth below All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. The written demand

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

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

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 17, 2025.

Personal Representative: /s/ Lana L. Lods LANA L. LODS

152 Villefranche Drive West Lafayette, Indiana 47906 Attorney for Personal Representative: /s/ Mark R. Klym MARK R. KLYM Florida Bar Number: 49003 5811 Pelican Bay Boulevard, Suite 650

Naples, Florida 34108 Telephone: (239) 254-2900 Fax: (239) 552-7716 E-Mail: mklym@hahnlaw.com Secondary E-Mail: dlegan@hahnlaw.com October 17, 24, 2025 25-04136L

PUBLISH YOUR LEGAL NOTICE

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

· Service includes us e-filing your affidavit to the Clerk's office on your behalf

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3082

Division Probate IN RE: ESTATE OF BETTY C. ZILLMANN A/K/A BETTY CAROL ZILLMANN A/K/A BETTY ZILLMANN

Deceased. The administration of the estate of Betty C. Zillmann a/k/a Betty Carol Zill-

mann a/k/a Betty Zillmann, deceased whose date of death was May 21, 2025. is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 oth-

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 17, 2025.

Personal Representative:

4 Curley Drive Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com October 17, 24, 2025 25-04138L

creditor as specified under s. 732.2211,

David Harris

Orchard Park, New York 14127 Attorney for Personal Representative: 10181 Six Mile Cypress Parkway, Ste C

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001629 IN RE: ESTATE OF MIGUEL ALVAREZ Deceased.

The administration of the estate of Miguel Alvarez, deceased, whose date of death was April 19, 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.

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 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 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 17, 2025.

Personal Representative: Rosalba Flores 2915 22 St. W

Lehigh Acres, Florida 33971 Attorney for Personal Representative: /s/ Joel Ledezma Joel Ledezma, Attorney Florida Bar Number: 1049237

BEIGHLEY MYRICK UDELL + ZEICHMAN, PA 2385 Executive Center Drive, Suite $300\,$ Boca Raton, FL 33431 Telephone: (561) 549-9036 Fax: (561) 491-5509 E-Mail: iledezma@bmulaw.com

Secondary E-Mail: notice66@bmulaw.com October 17, 24, 2025 25-04149L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-3158 IN RE: THE ESTATE OF JOHN MURRAY OWENS,

Deceased. The administration of the estate of John Murray Owens, 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 33902-9346. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 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 17, 2025.

Personal Representative: Catherine Kuhn

15805 Brookshore Drive, Plainfield, Illinois 60544 HENDERSON, FRANKLIN, STARNES AND HOLT, P.A. LISA B. GODDY Attorneys for Personal Representative Bonita Bay Executive Center I 3451 Bonita Bay Blvd., Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1100 Facsimile: (239) 344-1200 Fla. Bar No.: 0507075

Primary email: lisa.goddy@henlaw.com Secondary Email: lynn.ramirez@henlaw.com sandee.fields@henlaw.com25-04144I October 17, 24, 2025

SECOND INSERTION

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

NOTICE TO CREDITORS

PROBATE DIVISION File No. 25-CP-002757 **Division Probate** IN RE: ESTATE OF DONALD BAXTER SOWDERS, Deceased.

The administration of the estate of DONALD BAXTER SOWDERS, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Lee County Florida Probate Division, located at 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 editor 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 17, 2025.

Anita Lynn Sowders McGaughey, **Co-Petitioner** 247 Riviera Road Lexington, KY 40509

Donna Joann Caudill, Co-Petitioner

6561 Clays Mill Road Lexington, KY 40514 Donna M. Flammang Attorney for Co-Petitioners Florida Bar Number: 0015230 Brennan, Manna & Diamond, PL 9240 Bonita Beach Road, Suite 1101 Bonita Springs, FL 34135 Telephone: (239) 992-6578 Fax: (239) 631-9104 E-Mail: dmflammang@bmdpl.com

25-04132L

October 17, 24, 2025

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LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2025001639 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

Certificate Number: 23-01085 Year of Issuance 2023 Description of Property LOTS 21 AND 22, BLOCK 4327, UNIT 61, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4 TO 20, INCLUSIVE, IN THE PUB-LIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C2-04327.0210 Names in which assessed: DIANA RYAN, JOE RYAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04024L SECOND INSERTION

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

Tax Deed #:2025001557 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: 23-01342 Year of Issuance 2023 Description of Property LOTS 48 AND 49, BLOCK 3849, CAPE CORAL UNIT 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C4-03849.0480

Names in which assessed: STARO INVESTMENTS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04025I SECOND INSERTION

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

Tax Deed #:2025001560 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: 23-01416 Year of Issuance 2023 Description of Property LOTS 60 AND 61, BLOCK 2915, CAPE CORAL SUBDIVISION, UNIT 42, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44 OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 34-43-23-C3-02915.0600 Names in which assessed: WATERLINE HOMES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04026L SECOND INSERTION

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

Tax Deed #:2025001658 NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-08104 Year of Issuance 2023 Description of Property LOT 32, BLOCK D, LEGENDS GOLF AND COUNTRY CLUB - UNIT EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 40-47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-25-13-0000D.0320

Names in which assessed: KWANGHYUN KIM, KWANG-HYUN P KIM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04039L

SECOND INSERTION

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

Tax Deed #:2025001655 NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-08376 Year of Issuance 2023 Description of Property LOT 2, BLOCK 23, SAN CARLOS PARK, GOLF COURSE SOUTH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 7 AND 8, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-46-25-16-00023.0020

Names in which assessed: MOHAMED AL-DARSANI, MOHAMED ALDARSANI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

Oct. 17, 24, 31; Nov. 7, 2025 25-04040I SECOND INSERTION

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

Tax Deed #:2025001509 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: 23-08547 Year of Issuance 2023 Description of Property LOT 22, SPRING RUN AT THE BROOKS PHASE V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 58 THROUGH 63, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 10-47-25-E4-13000.0220 Names in which assessed:

ADAM VONPHILP, THOMAS M VONPHILP

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

Oct. 17, 24, 31; Nov. 7, 2025

25-04043L

SECOND INSERTION

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

Tax Deed #:2025001536 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00109 Year of Issuance 2023 Description of Property LOTS 7 + 8, BLOCK 5423, CAPE CORAL SUBDIVISION, UNIT 90, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05423.0070

Names in which assessed: V 2 V 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04021L

SECOND INSERTION

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

Tax Deed #:2025001628 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00314 Year of Issuance 2023 Description of Property LOTS 53 AND 54, BLOCK 5241, UNIT 81, CAPE CORAL SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 102 $\,$ THROUGH 112. INCLUSIVE. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-22-C2-05241.0530

Names in which assessed: TSAVO GROUP INC

All of said property being in the County

Oct. 17, 24, 31; Nov. 7, 2025

25-04022I

SECOND INSERTION

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

Tax Deed #:2025001524 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: 23-03090 Year of Issuance 2023 Description of Property LOTS 44 AND 45, BLOCK 3936, CAPE COR-AL UNIT 54, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44 23-C2-03936.0440

Names in which assessed: INVESTO CAPE CORAL LOTS 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04030L

SECOND INSERTION

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

Tax Deed #:2025001621 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04069 Year of Issuance 2023 Description of Property LOT (S) 9 AND 10, BLOCK 5548, CAPE CORAL UNIT 84, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C1-05548.0090

Names in which assessed: HERMAN ALTER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04031L

SECOND INSERTION

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

Tax Deed #:2025001533 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: 23-04275 Year of Issuance 2023 Description of Property LOTS 13 AND 14, BLOCK 5631, UNIT 85, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C4-05631.0130 Names in which assessed:

ALLISON ANDREA DELGA-DO, JUAN SEBASTIAN LEON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04032I

SECOND INSERTION

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

Tax Deed #:2025001629 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the $\begin{array}{ll} holder \ of \ the \ following \ certificate(s) \\ has \ filed \ said \ certificate(s) \ for \ a \ tax \end{array}$ deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07168 Year of Issuance 2023 Description of Property LOTS 2 AND 3, OF THAT CERTAIN SUBDIVISION KNOWN AS CAMPBELL ACRES, UNIT 2. AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 25, PAGE 158, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 09-44-25-22-00000.0020

Names in which assessed: ROBERT L LEAL, ROBERT LEAL, SANDRA LEAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04036L

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of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 prop-

erty and the name(s) in which it was

Certificate Number: 23-11156

Year of Issuance 2023 Descrip-

tion of Property LOTS 1 AND 2,

BLOCK 38, UNIT 3, LEHIGH

ACRES, SECTION 27, TOWN-SHIP 44 SOUTH, RANGE 26

EAST, ACCORDING TO PLAT

THEREOF AS RECORDED

IN PLAT BOOK 15, PAGE 77,

OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 27-44-26-03

JOSE R CID, JOSE R CID GON-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 12/09/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04048L

Oct. 17, 24, 31; Nov. 7, 2025

ZALEZ, OLGA Z GONZALEZ

Names in which assessed:

Tax Deed #:2025001545

assessed are as follows:

00038.0010

SECOND INSERTION

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

Tax Deed #:2025001543 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: 23-21429 Year of Issuance 2023 Description of Property LOT 17, BLOCK 84, UNIT 15, LEHIGH ACRES, SECTION 25, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 121, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-15-00084.0170

Names in which assessed: ALISENA JEAN-CHARLES, EZECK JEAN CHARLES, EZE-CK JEAN-CHARLES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

SECOND INSERTION

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

Tax Deed #:2025001608 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

Certificate Number: 23-20025 Year of Issuance 2023 Description of Property LOT 48, BLOCK 73, UNIT 14, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE 146, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-27-14-00073.0480

Names in which assessed: ROSANNA CINQUEMANI-WILSON ROSANNA CINQUEMANI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04056L

SECOND INSERTION

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

Tax Deed #:2025001607 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

Certificate Number: 23-15673 Year of Issuance 2023 Description of Property LOT 22, BLOCK 10, UNIT 3, SECTION 14, 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 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-03-00010.0220

Names in which assessed: PEARL AIRD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04050L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001646

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

Certificate Number: 23-07810 Year of Issuance 2023 Description of Property CONDOMINI-UM UNIT NO. 407, BUILDING 2865, OF VILLAGE CREEK, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD INSTRU-MENT NO. 2005000192444, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Number 31-44-25-P1-

01904.0407 Names in which assessed: JAMES P BARRY

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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2025001667 NOTICE IS HEREBY GIVEN that RAJ Tax Liens LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-002766 Year of Issuance 2021 Description of Property LOT 24, BLOCK B, GOLDEN LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 11, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 16-44-25-02-0000B.0240 Names in which assessed: SERGIO G HERNADEZ, SER-

GIO GUTIERREZ HERNADEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04017L

SECOND INSERTION

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

Tax Deed #:2025001535 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: 23-00097 Year of Issuance 2023 Description of Property LOTS 22 AND 23, BLOCK 5469, UNIT 90, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 24-43-22-C2-05469.0220 Names in which assessed:

VITALY DEYKHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04020I

SECOND INSERTION

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

Tax Deed #:2025001643 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

Certificate Number: 23-08508 Year of Issuance 2023 Description of Property LOT 13, VILLA PALMERAS, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED AS OFFICIAL
RECORD INSTRUMENT NO. 2013000058644, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 35-46-25-E4-36000.0130 Names in which assessed:

ANNIE LAI KI LEE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

SECOND INSERTION

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

Tax Deed #:2025001563 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: 23-08817 Year of Issuance 2023 Description of Property LOT 12, BLOCK 18, BONITA SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-47-25-B2-00318.0120

Names in which assessed: KSWFL HOMESITES 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04044L

SECOND INSERTION

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

Tax Deed #:2025001484 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: 23-17396

Year of Issuance 2023 Description of Property UNBUILT UNIT 19, BUÎLDÎNG 4, SUN-SET LAKES, PHASE 1, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS THERETO, LYING IN SEC-TION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AC-CORDING TO THE DECLARA-TION OF CONDOMINIUM AT OR BOOK 2698 PAGES 65-155. INCLUSIVE, AND AMENDED AS RECORDED IN OR BOOK

2723, PAGE 1478 AND ANY FURTHER AMENDMENTS TO THE DECLARATION OF CON-DOMINIUM, AS RECORDED IN THE PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF CONSTITUTING PART OF THE 18 COMPLETED UNITS OR ANY COMMON EL-EMENTS APPURTENANT TO THE 18 COMPLETED UNITS. Strap Number 31-44-27-18-00004.0019

Names in which assessed: MARIE IMMACULEE CORIO-LAN VILUS, PATRICK VILUS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04051L

SECTION 33 FOR 2,178.00

SECOND INSERTION

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

Tax Deed #:2025001490 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: 23-05020 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: LOT 371, SIX LAKES COUNTRY CLUB, A COOPERATIVE LOCATED ON THE FOLLOWING DE-SCRIBED PROPERTY: A PAR-CEL OR TRACT OF LAND SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST COR-NER OF SAID SECTION 33 (NORTHWEST CORNER OF SAID SECTION 34); THENCE S o DEGREES, 20'27" E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH O DEGREES 20'27" EAST ALONG THE CENTERLINE OF A 50 FOOT WIDE DRAIN-AGE EASEMENT RECORDED IN DEED BOOK 237, PAGES 564 AND 565, FOR 2,631.80 FEET; THENCE SOUTH 89 DEGREES 56'53 "WEST PASSING THROUGH THE EAST QUARTER (E1/4) COR-NER OF SAID SECTION 33 AND CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID

FEET; THENCE NORTH 02 DEGREES 59'03" EAST FOR 2,632.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD. THENCE N 89 DEGREES 52'27 EAST ALONG SAID RIGHT OF-WAY LINE FOR 2.025.30 FEET TO THE POINT OF BE-GINNING. AND BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWN-SHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 03 DEGREES 26'17" WEST ALONG THE EAST LINE OF SAID SECTION 33 FOR 2,661.70 FEET TO THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33; THENCE RUN NORTH 89 DEGREES 56'53" EAST FOR 175.42 FEET: THENCE RUN NORTH 00 DE-GREES 20'27" WEST ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT FOR 2,656.80 FEET TO SAID COM-MON CORNER OF SECTION 27, 28, 33 AND 34 AND THE POINT OF BEGINNING. AS DEPICTED ON A SITE/LOT MAP AS RECORDED IN OFFI-CIAL RECORDS BOOK 2549, PAGE 1659 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-24-01-00000.3710

PAUL NORMAN WALKER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-09841

Year of Issuance 2023 Description of Property LOT 10,

BLOCK 27, UNIT 3, SECTION

12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH

ACRES, ACCORDING TO THE

PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 61,

IN THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA

Strap Number 12-44-26-03-

Names in which assessed:

Tax Deed #:2025001624

Oct. 17, 24, 31; Nov. 7, 2025

Names in which assessed:

25-04035L

SECOND INSERTION

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

Tax Deed #:2025001549 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08439 Year of Issuance 2023 Description of Property LOT 448 OF PARCEL G OF CASCADES AT ESTERO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGES 63 THROUGH 65 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-46-25-E1-17000.4480

Names in which assessed: MARY P NUCKOLS, RICHARD J NUCKOLS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04041L

SECOND INSERTION

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

Tax Deed #:2025001534 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-10624 Year of Issuance 2023 Description of Property LOT 7, BLOCK 22, UNIT 3, LEHIGH ACRES, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-03-00022.0070

Names in which assessed: FETUR 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04047L

SECOND INSERTION

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

Tax Deed #:2025001521 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: 23-19920 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 38, UNIT 7, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 15. PAGE 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45 27-07-00038.0070

Names in which assessed: MARSHA A WARNIKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04055L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025001617 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: 23-11862 Year of Issuance 2023 Description of Property LOT 10, BLOCK 54, UNIT 6, LEHIGH ACRES, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 91, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-06-00054.0100

Names in which assessed: RUMUALDO VALDES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04049L

SECOND INSERTION

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

Tax Deed #:2025001517 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: 23-00037 Year of Issuance 2023 Description of Property LOTS 39 AND 40. BLOCK 5462, CAPE COR-AL UNIT 90, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 13-43-22-C3-05462.0390

Names in which assessed: AMISPHERE FARM LABOR INC, AMISPHERE FARM LA-BOR 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.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04018L

SECOND INSERTION

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

Tax Deed #:2025001503 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00422 Year of Issuance 2023 Description of Property LOTS 39 AND 40, BLOCK 6104, CAPE CORAL, UNIT 97, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97 INCLUSIVE. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-43-23-C4-06104.0390

Names in which assessed: SALT LEWIS INC, SALT LEW-IS 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04023L

SECOND INSERTION

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

Tax Deed #:2025001502 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02292 Year of Issuance 2023 Description of Property LOTS 37 AND 38, BLOCK 4201, UNIT 60, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 TO 169, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C3-04201.0370 Names in which assessed: SOLE HOMES BUILDERS CORP, SOLE HOMES REALTY,

SOLE HOMES REALTY, LLC All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04027L

SECOND INSERTION

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

Tax Deed #:2025001593 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: 23-02379 Year of Issuance 2023 Description of Property LOTS 31 AND 32, BLOCK 4185, CAPE CORAL UNIT 59, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 19, PAGE(S) 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-23-C2-04185.0310

Names in which assessed: SOLE HOMES BUILDERS CORP, SOLE HOMES REALTY, SOLE HOMES REALTY, LLC

All of said property being in the County of Lee. State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04028L

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025001581 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: 23-02554 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 4011, UNIT 55, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 08-44-23-C4-04011.0010

Names in which assessed: CARMEN ISABEL VILLARRE JIMENEZ, VICTOR MANUEL DAZA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04029L

MSM DEAL HOLDINGS LLC,

00027.0100

follows:

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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-17669

Year of Issuance 2023 Description of Property WEST $\neg\Omega$ OF

LOT 1, BLOCK 15, PLAT OF

UNIT 4, SECTION 36, TOWN-SHIP 44 SOUTH, RANGE 27

EAST, LEHIGH ACRES, AC

CORDING TO THE MAP OR PLAT THEREOF ON FILE

IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK

15, PAGE 54, LEE COUNTY,

FLORIDA Strap Number 36-44-27-04-00015.001B

HEATHER SAMPSON, MARK

All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 12/09/2025 at 10:00

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

25-04052L

Oct. 17, 24, 31; Nov. 7, 2025

Names in which assessed:

PENROSE

Tax Deed #:2025001616

follows:

LEE COUNTY

SECOND INSERTION

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

Tax Deed #:2025001529 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: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, FLORIDA, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Number 18-45-27-18-Strap 00061.0110

Names in which assessed: ROY W EVANS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04057L

SECOND INSERTION

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

Tax Deed #:2025001580 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: 23-18594 Year of Issuance 2023 Description of Property LOT 12, BLOCK 91, UNIT 18, SOUTHWOOD, SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Number 07-45-27-18-Strap 00091.0120

Names in which assessed: HAYDEE GUTIERREZ FER-REIRO, LAZARO PIAS MORE-DO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04054I

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001622

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: 23-04772 Year of Issuance 2023 Description of Property LOT(S) 17 AND BLOCK 2147, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1 TO 13, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C1-02147.0170

Names in which assessed: FEDERMAN ELIA CASTIL-LA REVOLLO, FEDERMAN ELIAS CASTILLA REVOLLO, MERCEDES ROSA HINCAPIE RAMIREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04034I.

SECOND INSERTION

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

Tax Deed #:2025001494 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: 23-04678 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT/LOT NO. 63, BLOCK 3 (FORMERLY KNOWN AS UNIT/LOT NO. 63, BLOCK 3 (IF APPLICA-BLE) ("COOPERATIVE LOT") OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("CORPO-RATION"), ACCORDING TO THE DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE 319, ET SEQ., AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF MAS-TER FORM OCCUPANCY AGREEMENT RECORDED AGREEMENT RECORDED IN O.R. BOOK 4220, PAGE 3286, ET SEQ., AS FURTHER AMENDED BY THE SECOND AMENDMENT TO DECLARA-TION OF MASTER FORM OC-CUPANCY AGREEMENT RE-CORDED IN O.R. BOOK 4622, PAGE 3405, ET SEG.. (THE "SECOND AMENDMENT"), AS FURTHER AMENDED BY THE THIRD AMEND-

MENT TO DECLARATION OF MASTER FORM OCCU-PANCY AGREEMENT RE-CORDED IN INSTRUMENT NUMBER 2007000103108, ALONG WITH A CORREC-TIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED AT O.R. BOOK 4220, PAGE 3273, ET SEG., A SECOND CORREC-TIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED AT O.R. BOOK 4622, PAGE 3396 ET SEQ., AND A THIRD COR-RECTIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RE-CORDED AT INSTRUMENT NUMBER 2013000096313 PUBLIC RECORDS OF LEE COUNTY, FLORIDA (COL-LECTIVELY THE "DECLARA-TION"), AND AS GRAPHICAL-LY DEPICTED IN EXHIBIT "A" TO SAID SECOND AMEND-MENT (THE "PLOT PLAN") Strap Number 27-43-24-13-00003.0630

Names in which assessed: SANTIAGO NOZIGJIA, SAN-TIAGO NOZIGLIA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04033L

SECOND INSERTION

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

Tax Deed #:2025001530 NOTICE IS HERERY 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: 23-20311 Year of Issuance 2023 Description of Property LOT 12, BLOCK 96, UNIT 32, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 27, PAGE 119, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-45-27-32-00096.0120

Names in which assessed: AUBREY A ANDREPONT, WILMA D ANDREPONT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04058L

SECOND INSERTION

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

Tax Deed #:2025001619 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

Certificate Number: 23-09471 Year of Issuance 2023 Description of Property LOT 13, BLOCK 24, UNIT 5, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 7 PUBLIC RECORDS, LEE COUNTY, FLORIDA Number 03-44-26-05-00024.0130

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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

25-04045L

SECOND INSERTION

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

Tax Deed #:2025001647 NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-07811 Year of Issuance 2023 Description of Property CON-DOMINIUM UNIT NO. 502 BUILDING 5, OF VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDO-MINIUM THEREOF, AS RE-CORDED IN CLERK'S FILE $\begin{array}{ll} {\rm NO.\,2005000192444, AND\,ALL} \\ {\rm AMENDMENTS} & {\rm THERETO,} \end{array}$ OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 31-44-25-P1-01905.0502 Names in which assessed:

JAMES P BARRY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04038L

SECOND INSERTION

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

Tax Deed #:2025001610 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

Certificate Number: 23-20686 Year of Issuance 2023 Description of Property LOT 6, BLOCK 25, UNIT 5, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, LEE COUNTY, FLOR-IDA, 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 75, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 22-45-27-05-00025.0060 Names in which assessed:

CONSTANCIA M CARDENAS, CONSTANCIA M MCARDENAS ET AL, FE M JULIANO, HONO-RATA M OKTAY, JESUS T OR-GANO, JOSE T MACARANAS, JOSEFINA M. FORD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025 25-04059L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001493

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: 23-18399 Year of Issuance 2023 Description of Property CONDOMIN-IUM UNIT NO. 2, TRACT S, PINEWOOD CONDOMINIUM OF LEHIGH ACRES, A CON-DOMINIUM ALL AS SET OUT IN DECLARATION OF CON-DOMINIUM AND EXHIBITS ATTACHED THERETO, RE-CORDED IN OFFICIAL RECORD BOOK 1012, PAGE 373, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS DESCRIBED BY THE PLANS THEREOF RECORD-

ED IN CONDOMINIUM PLAT BOOK 4, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCLUDING WITHOUT LIMITATION AN UNDIVIDED SHARE IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AND ALL OTHER INTEREST APPURTENANT TO SAID UNIT UNDER THE PROVISIONS OF SAID DECLARATION. Strap Number 05-45-27-21-

Names in which assessed: DENISE M LEVINE, DENISE M MORIN, DENISE MARIE MORIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 17, 24, 31; Nov. 7, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 3069 **Division Probate** IN RE: ESTATE OF CHRISTINA C. ROECK

Deceased.
The administration of the estate of Christina C. Roeck, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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 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 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 17, 2025.

Personal Representative: Oka Tai Lee 3232 Dobson St Pittsburgh, Pennsylvania 15219

Attorney for Personal Representative:

John A. Moran, Esq., Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com25-04071L October 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002616 IN RE: ESTATE OF GEORGE FEKETE, JR.

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of George Fekete, Jr., deceased, File Number 25-CP-002616, 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 24. 2025; that the total value of the estate is \$268,429.34, of which \$220,000.00 is protected Homestead Property, and that the names and addresses of those to whom it has been assigned by such Order are:

Michele S. Fekete 2000 Diana Dr, #103 Hallandale Beach, FL 33009 Patricia Bartlett 13 Rancocas Trail Southampton, NJ 08088 ALL INTERESTED PERSONS ARE

Address

Name

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

The date of first publication of this

Person Giving Notice: Michele S. Fekete

Attorney for Person Giving Notice Carol R. Sellers Florida Bar Number: 893528 3525 Bonita Beach Rd., Ste 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723

DEATH IS BARRED.

Notice is October 17, 2025.

2000 Diana Dr., #103 Hallandale Beach, FL 33009

csellers@richardsonsellers.com

October 17, 24, 2025

25-04088L

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-3017 INRE: ESTATE OF SANDRA L. HARTMANN Deceased.

The administration of the estate of SANDRA L. HARTMANN, 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 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAVS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

The written demand must be filed with the clerk. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-

demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes.

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

The date of first publication of this

notice is October 17, 2025.

Personal Representative: JENNIFER CHEFF

/s/ Brittany A. Blocker Attorney for Personal Representative: Brittany A. Blocker, Esq. Florida Bar No. 1035288 Law Office of Sam J. Saad III 2670 Airport Road S. Naples, FL 34112 Telephone: (239) 963-1635 bblocker@saadlegal.com eservice@saadlegal.com October 17, 24, 2025 25-04079L

PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com

THIRD INSERTION

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

Tax Deed #:2025001419 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: 23-05575 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 18-44-24-C3-01453.0170 Names in which assessed: FLOURISHING INVEST-

MENTS 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03885L

THIRD INSERTION

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

Tax Deed #:2025001486 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: 23-07803 Year of Issuance 2023 Description of Property UNIT N206, BUILDING 2835, VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMINI-UM, AS RECORDED UNDER INSTRUMENT NUMBER 2005000192444, AND ALL ITS ATTACHMENTS AND AMENDMENTS THERETO, ALL IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTER-EST IN THE COMMON EL-EMENTS APPURTENANT THERETO Strap Number 31-44-25-P1-01902.0206

Names in which assessed: JAMES P BARRY, JAMES P. BARRY

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

October 10, 17, 24, 31, 2025

25-03897L

FOR TAX DEED Section 197.512 F.S.

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: 23-08192 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 09-46-25-02-00167.0380

Names in which assessed:

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

October 10, 17, 24, 31, 2025

25-03899L

THIRD INSERTION

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

Tax Deed #:2025001491 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: 23-08605 Year of Issuance 2023 Description of Property TRACT 736, SAN CARLOS ESTATES, AC-CORDING 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

Names in which assessed: TARPON IV, 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 & Comptrol-

October 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-06176

Year of Issuance 2023 Descrip-

tion of Property APARTMENT

NO. 104, CARLETON PLACE, A CONDOMINIUM ACCORD-

ING TO THE DECLARATION

OF CONDOMINIUM THERE-

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

Strap Number 06-45-24-C4-

Names in which assessed: 3903 S.E. 11TH AVENUE, #104

LAND TRUST DATED MARCH

14, 2022, 3903 SE 11TH AVE #104 LAND TRUST

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 12/02/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

THERETO.

25-03889L

COMMON ELEMENTS

PURTENANT

02600.1040

Tax Deed #:2025001398

25-03901L

THIRD INSERTION

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

Tax Deed #:2025001320 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: 23-10945 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 Names in which assessed: SUNY COMFORT HOME 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03907L

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

Tax Deed #:2025001424 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: 23-06587 Year of Issuance 2023 Descriprear or issuance 2023 Description of Property UNIT 506, BUILDING 5, ENCLAVE AT CYPRESS LAKE, A CONDO-MINIUM, 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 UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO Strap Number 22-45-24-37-00005.0506

Names in which assessed: LAUREN BARNHART, LINDA POTTORF

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

October 10, 17, 24, 31, 2025 25-03894L

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 RE-CORDED IN PLAT BOOK 15. PAGE 237 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00071.0060

NIAXFLO LLC

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

THIRD INSERTION

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

Tax Deed #:2025001394 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: 23-16227 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

Names in which assessed: YANELYS GONZALEZ ALMA-GUER

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

October 10, 17, 24, 31, 2025

25-03920L

THIRD INSERTION

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

Tax Deed #:2025001465 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

Certificate Number: 23-06660 Year of Issuance 2023 Description of Property UNIT 7, BUILDING 108, OF SUMMER-LIN WOODS CONDOMINIUM NO. 3, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RE-CORDS BOOK 1836, PAGE(S) 2893, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF COUNTY, FLORIDA. Number 27-45-24-31-LEE Strap 00108.0070 Names in which assessed:

PAULA S GRAY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03895L

THIRD INSERTION

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

Tax Deed #:2025001515 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:

Names in which assessed:

All of said property being in the County

October 10, 17, 24, 31, 2025 25-03925L

SECOND INSERTION

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

Tax Deed #:2025001632 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: 23-00042 Year of Issuance 2023 Description of Property LOTS 50 AND 51, BLOCK 5464, UNIT 90, CAPE CORAL, A SUBDIVI-SION, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 13-43-22-C3-05464.0510 Names in which assessed: 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.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

THIRD INSERTION

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

Tax Deed #:2025001467 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: 23-06038 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 BE-GINNING, THENCE NORTH 240 FEET PARALLEL TO THE WESTERLY LINE OF SAID SECTION 35, THENCE EAST A DISTANCE OF 150 FEET PAR-ALLEL 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 Names in which assessed:

OMEGA HAITIAN BAPTIST CHURCH O, OMEGA HAI-TIAN BAPTIST CHURCH OF FT. MYERS 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03887L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001450

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: 23-06556 Year of Issuance 2023 Description of Property UNIT 1427 OF PALMETTO COVE, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-OF, AS RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2007000376102, AND AMENDED IN THE AMENDMENT TO DECLARA-TION OF CONDOMINIUM RECORDED AT OFFICIAL RE-CORDS INSTRUMENT NUM-2008000088653 AND ELIDTHED AMENDE THE AMENDMENT TO DEC-LARATION OF CONDOMINI-UM 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

Names in which assessed: URBANO DI CICCO 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03893L



THIRD INSERTION

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

Tax Deed #:2025001595 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: 23-21803 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

Names in which assessed: RUDWAN ISSA AHMED

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

October 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION

Tax Deed #:2025001430

SCOTT L CALLARI, SCOTT L. CALLARI

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

THIRD INSERTION

Tax Deed #:2025001402 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

Certificate Number: 23-06513 Year of Issuance 2023 Description of Property UNIT 230, OF HARBOUR CAY A/K/A RIVERWALK COVE CONDO-MINIUM, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 63, AND AS AMENDED BY AMEND-MENTS, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 15-

45-24-29-00000.2300 Names in which assessed: TRACY M FOX, TRACY M.

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

October 10, 17, 24, 31, 2025 25-03892L

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001596 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

Certificate Number: 23-21874 Year of Issuance 2023 Description of Property LOT 8, BLOCK 17, UNIT 2, SECTION TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 20, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-02-00017.0080

COLLIN JAMES 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 & Comptrol-

Names in which assessed:

October 10, 17, 24, 31, 2025

THIRD INSERTION

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

Tax Deed #:2025001367 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: 23-22254 Year of Issuance 2023 Description of Property THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTH-EAST 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

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

PETE FOREMAN. PETER

Names in which assessed:

October 10, 17, 24, 31, 2025 25-03935L

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

THIRD 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 MY-ERS 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03864L

THIRD 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 RE-CORDED IN PLAT BOOK 16, PAGES 1-13 INCLUSIVE, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 31-43-24-C2-02155.0130

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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Names in which assessed:

October 10, 17, 24, 31, 2025

25-03879L

THIRD 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 RE-CORDED IN PLAT BOOK 16, PAGES 1-13, INCLUSIVE, PUB-LIC RECORDS OF LEE COUN-TY, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03880L

THIRD 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, PUB-LIC RECORDS OF LEE COUN-TY, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03912L

THIRD 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, AC-CORDING 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03902I

THIRD 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 SUBDIVISON, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03890I

THIRD 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 SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLU-SIVE, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03865L

THIRD 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03868L

THIRD 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 THERE-OF, AS RECORDED IN PLAT BOOK 21, PAGES 4-20, IN-CLUSIVE, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025 25-03869L

THIRD 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, ACCORD-ING 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03870L

THIRD 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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03882I

THIRD 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 COR-AL, UNIT 31, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, IN-CLUSIVE, 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03884L

THIRD 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

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 CONDO-MINIUM, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1780, PAGE 1984, AND ALL EXHIBITS AND AMEND-MENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-45-25-05-00003.2020 Names in which assessed:

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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

REALDRONE107 LLC, REAL-

October 10, 17, 24, 31, 2025

25-03898L

THIRD 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 SUBSUR-FACE 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

25-03903L

THIRD 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, TOWN-SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA. ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 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 AD-AMS

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

October 10, 17, 24, 31, 2025 25-03914L

THIRD 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THER CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 166 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-27-15-00062.0140

Names in which assessed: CLAUDIA OLCAY, UYGUR OL-CAY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-03924L

THIRD 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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025 25-03926L

THIRD 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, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 98, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 24-45-27-06-00059.0290 Names in which assessed: LEHIGH ACRES LOTS LAND TRUST, LEHIGH ACRES

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.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

LOTS LAND TRUST DATED

October 10, 17, 24, 31, 2025

25-03927L

THIRD INSERTION

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

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, ED-WARD 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03866L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** 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, ACCORD-ING 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 ΑS

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

October 10, 17, 24, 31, 2025

25-03867L

THIRD INSERTION

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

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, AC-CORDING 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03871L

THIRD INSERTION

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

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 RE-CORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, IN-CLUSIVE, 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03875L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** 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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 21 THROUGH 38, INCLU-SIVE, 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03876L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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 BI-BAS

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

October 10, 17, 24, 31, 2025

25-03877L

THIRD INSERTION

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

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 SUBDIVI-SION, 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, HYA-CINTH 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03878L

THIRD INSERTION

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

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 RE-CORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, IN-CLUSIVE, 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. MUL-LEN

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

October 10, 17, 24, 31, 2025

THIRD INSERTION

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

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, TOWN-SHIP 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: ARCENIO GUTIERREZ LIB-RADO

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

October 10, 17, 24, 31, 2025

THIRD INSERTION

THIRD INSERTION

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

NOTICE IS HEREBY GIVEN that has filed said certificate(s) for a tax the description of the property and the

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 RECORD-ED IN PLAT BOOK 15, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-12-00113.0140

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

THIRD INSERTION

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

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, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-45-26-31-0000A.0250

Names in which assessed: ANITA ROBERTS, JOHN J 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 & Comptrol-

October 10, 17, 24, 31, 2025

THIRD INSERTION

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

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

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

THIRD INSERTION

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

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, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AC-CORDING 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 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03863I.

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

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 RE-CORDED 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 & Comptrol-

October 10, 17, 24, 31, 2025 25-03883L

THIRD INSERTION

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

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RE-CORDED IN PLAT BOOK 26, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-26-05-00014.0190

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

ELOY PALACIOS, ELOY RAN-

Names in which assessed:

DALL PALACIOS

October 10, 17, 24, 31, 2025 25-03906L

Tax Deed #:2025001599

Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) deed to be issued thereon. The certificate number(s), year(s) of issuance, name(s) in which it was assessed are as

Names in which assessed: PETER FOREMAN

October 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-11546

Year of Issuance 2023 Descrip-

tion of Property UNIT A-104, THE SOMERSET AT WEST-

MINSTER, A CONDOMINIUM

ACCORDING TO THE DECLA-

RATION OF CONDOMINIUM,

RECORDED IN OFFICIAL RECORDS BOOK 2778, PAGE

3853, AS AMENDED, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 32-

EDWIN B WALLIS, EDWIN B.

WALLIS JR TRUST UNDER

AGREEMENT DATED JULY

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 12/02/2025 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

October 10, 17, 24, 31, 2025

44-26-12-0000A.0104

10, 2013

Names in which assessed:

THIRD INSERTION

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

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

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 25-03916L THIRD INSERTION

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

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:

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 & Comptrol-

JEAN RODRIGUEZ FLEURI-

NOR, ROSE D FLEURINOR,

October 10, 17, 24, 31, 2025

LEE COUNTY

THIRD 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03904L

THIRD 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 11-44-23-C1-02561.0360

Names in which assessed: SOUTHWEST FLORIDA PROPERTIES L, SOUTH-WEST 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03874L

THIRD 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 ES-TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 15, PAGE $82\ \mathrm{OF}\ \mathrm{THE}\ \mathrm{PUBLIC}\ \mathrm{RECORDS}$ OF LEE COUNTY, FLORIDA Strap Number 31-44-26-02-00030.0040

Names in which assessed: MARIA FELIZ GUTIERREZ, PORFIRIO GUTIERREZ, PRO-FIRIO 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03909L

THIRD 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 AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA Strap Number 32-44-26-03-00015.0090 Names in which assessed: AMERICAN ESTATE & TRUST, AMERICAN ESTATE AND

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

TRUST, ELIZABETH BAR-

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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03910L

THIRD 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 RE-ALTY, 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03917L

All of said property being in the County

Names in which assessed:

00051.0200

GAS GARCIA

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 prop-

erty and the name(s) in which it was

Certificate Number: 23-18270

Year of Issuance 2023 Descrip-

tion of Property LOT 20, BLOCK

51, UNIT 12, TWIN LAKE ES-TATES, SECTION 3, TOWN-

SHIP 45 SOUTH, RANGE 27

EAST, LEHIGH ACRES, AC-

CORDING 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-

GIOVANI ALEXANDER VAR-

Tax Deed #:2025001500

assessed are as follows:

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03923L

THIRD 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, INCLU-SIVE, 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 ROSA-RIO VEGA LEDESMA, NANCY

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

October 10, 17, 24, 31, 2025

25-03873L

THIRD 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 PUB-LIC RECORDS OF LEE COUN-TY, 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03886L

THIRD 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 CONDO-MINIUM UNIT 515, BUILD-ING 5, VENETIAN PALMS, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03891L

THIRD 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, LE-HIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIR-CUIT 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03918L

THIRD 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 RE-CORDED 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03928L

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

THIRD INSERTION

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 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03933L

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-22232

Year of Issuance 2023 De-

scription of Property LOT 3,

BLOCK 97, UNIT 15, SECTION

36, TOWNSHIP 45 SOUTH,

RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 28,

PAGE 73, PUBLIC RECORDS,

LEE COUNTY, FLORIDA.

Strap Number 36-45-27-15-

RONALD A BOYS, RONALD A

Names in which assessed:

BOYS, RONALD BOYS

00097.0030

it was assessed are as follows:

Tax Deed #:2025001384

THIRD 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

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 ACKER-MAN 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03905L

THIRD 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 RE-CORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C4-

04104.0330 Names in which assessed: ALEXANDRA PARLEBAS, AL-EXANDRA THERESE CLA ALEXANDRA PARLEBAS, 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 & Comptrol-

October 10, 17, 24, 31, 2025

25-03872L

THIRD 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), vear(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 GUY-OT, 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 & Comptrol-

October 10, 17, 24, 31, 2025 25-03929L

THIRD 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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 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 & Comptrol-

October 10, 17, 24, 31, 2025 25-03922L

THIRD 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. GIAM-MARCO

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

October 10, 17, 24, 31, 2025 25-03930L

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

October 10, 17, 24, 31, 2025

25-03934L