Public Notices

Business Observer

PAGES 17-52

LEE COUNTY LEGAL NOTICES

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 Courageous Painting located at 3236 Forum Blvd #1220 in the City of Fort Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2025.

Christine Hall

October 31, 2025 25-04368L

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 Vahigh located at 113 Teakwood Ct in the City of Lehigh Acres, Lee County, FL 33974 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2025.

Kenneth Josue Valle

October 31, 2025 25-04367L

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 SunCoast Consulting Group located at 2115 SW 17th Pl, in the County of Lee, in the City of Cape Coral, Florida 33991 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 23rd day of October, 2025.

SUNCOAST MERGER & ACQUISITION CONSULTING GROUP LLC

October 31, 2025 25-04379L

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 Kenmark Air located at 5811 Country Lake Drive in the City of Fory Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of October, 2025.

Kenmark Comfort Air

Kenneth Schultz

October 31, 2025 25-04384L

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 Family Dollar #22136 located at 4143 Palm Beach Blvd in the City of Fort Myers, Lee County, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2025.

Family Dollar Stores of Florida, LLC

October 31, 2025 25-04426L

FIRST INSERTION

NOTICE OF BOARD MEETING LUCAYA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lucaya Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **November 12, 2025, at 9:30 AM** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lucayacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these 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.

Amanda Ferguson, District Manager

Governmental Management Services – Tampa, LLC

October 31, 2025 25-04376L

FIRST INSERTION

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS

The Board of Supervisors ("Board") of the Parklands West Community Development District ("District") will hold a Special Meetings on November 13, 2025 at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135 for the purpose of considering a proposal for dredging and geo tube installation services, as well as other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 by calling (561) 571-0010 during normal business hours or by visiting the District's website, https://palmiracdds.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the 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 31, 2025 25-04390L

FIRST INSERTION

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD MEETING AND ATTORNEY-CLIENT EXECUTIVE SESSIONS

Notice is hereby given that the WildBlue Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions at its special board meeting:

Attorney-Client Sessions
November 20, 2025, at 10:00 a.m.
18721 WildBlue Boulevard
Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), *Florida Statutes*, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC; Pulte Home Company, LLC; SDWB, LLC; SD WildBlue, LLC; WCI Communities, LLC; Barraco and Associates, Inc; Turrell, Hall &Associates, Inc., and WildBlue Community Development District, Case No: 2024-CA-1775. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, David Gurley, Christopher Fiore, Wesley Haber, Chuck Adams, Shane Willis, Jonathan Armbruster, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), *Florida Statutes*, to discuss settlement negotiations and strategy related to the ongoing litigation entitled WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, Wesley Haber, Chuck Adams, Shane Willis, Kevin Hennessy, Sarah Spardy, Lisa Bambace, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The special board meeting begins at 10:00 a.m. on the same date and at the same location and will continue after the attorney-client sessions for the purpose of considering any business of the District. The special board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodtions to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

WildBlue CDD

Chuck Adams, District Manager

October 31, 2025 25-04387L

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 Precision Touch Engraving located at 1122 Carlfield Ave in the City of Lehigh Acres, Lee County, FL 33971 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2025.

Matthew Vigne

October 31, 2025 25-04400L

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 Elitefitnesshq located at 2231 Cape Way in the City of North Fort Myers, Lee County, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.

J&D Prestige LLC

Jonathan Graef

October 31, 2025 25-04416L

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 Family Dollar #29395 located at 4712 Palm Beach Blvd in the City of Fort Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2025.

Family Dollar Stores of Florida, LLC

October 31, 2025 25-04427L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 November 20th, 2025 at 9:45am**

Joshua Nelson
Clothes

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.

Oct. 31; Nov. 7, 2025 25-04404L

FIRST INSERTION

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

Will sell the contents of the following units to satisfy a lien to the highest bidder on November 25th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2071: Mar Morillon; 55" 4K Vizio TV, Boxes, Totes, bags, cleaning supplies, sofa, chairs, luggage, hp computer, lamps, vacuum, assorted household items.

Oct. 31; Nov. 7, 2025 25-04406L

FIRST INSERTION

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

Tax Deed #:2025000928

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

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

Names in which assessed: NATIONAL ACREAGE CO INC, NATIONAL ACREAGE COMPANY, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19; Oct. 31, 2025 25-04375L

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 PORTSIDE PROPERTY GROUP located at 1177 CAUSEWAY BOULEVARD in the City of SANIBEL, Lee County, FL 33957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.

BLCS VENTURE - SANIBEL, LLC

CINDY L. SALYARDS

October 31, 2025 25-04408L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 11/17/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jodi Lawhead unit #B24. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Oct. 31; Nov. 7, 2025 25-04377L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 24355 Production Circle, Bonita Springs, FL 34135 Phone: 239-251-7633 Auction Date 11/20/25@11am

Spencer Diefenbach
Households

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 may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Oct. 31; Nov. 7, 2025 25-04366L

FIRST INSERTION

Notice of Public Auction for monies due on storage units.

The auction will be held on November 17, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

COUNTY
Lee
FACILITY #71
4457 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
TIEN LE	1022	$444.40
Latasha Muse Walker	2003	$181.90
Melissa Chastain	1140	$341.80
Charlie Spring	2002	$403.90
MARISSA MONROE	122	$497.54

COUNTY
Lee
FACILITY #79
4340 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
Alain smith	6032	$233.64

COUNTY
Lee
FACILITY #25
16901 N Cleveland Ave
North Ft. Myers, FL 33903

NAME	UNIT	BALANCE
Gregorio Martinez	1364	$229.42
Jon Heck	1170	$425.80
Suleydy Sierra Fernandez	1366	$211.52
David Smith	1318	$229.42
Melody Tucker	2151	$606.40
Cindy Mapes	1084	$272.27

COUNTY
Lee
FACILITY #77
11401 S Cleveland Ave
Fort Myers, FL 33907

NAME	UNIT	BALANCE
Melissa Dover	1029	$506.85

October 31; November 7, 2025 25-04378L

FIRST INSERTION

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

Tax Deed #:2025000889

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: 23-20137 Year of Issuance 2023 Description of Property LOT 16, BLOCK 66, UNIT 10, SECTION 15, 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 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-45-27-10-00066.0160

Names in which assessed: ONE RDDS DEVELOPERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 29; Sept. 5, 12, 19; Oct. 31, 2025 25-04374L

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE
Tropical Sands 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 20140000074476, 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 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 Tropical Sands Resort, recorded in Official Records Book 1608, at Page 2098, 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 24, 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 TROPICAL SANDS RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1608, AT PAGE 2098, 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
Leon W Ackovitz and Harriet Ackovitz / Unit Number 2E Week Number 15 / February 1, 2025 / 2025000195359 / $2,368.94 / $1.18 / 4 Laura Ct, Stanhope, NJ 07874-2800
Grace Baker and Judith A Malloy As Surviving Joint Tenants Of The Estate Of Sandra Jean Mccullen A/K/A Sandra Mccullen Deceased / Unit Number 3G Week Number 29 / February 1, 2025 / 2025000195359 / $2,911.36 / $1.46 / 2970 Lagoon Ave, Deltona, FL 32738
Timothy M Berry / Unit Number 1B Week Number 40 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 2791 N Steel Road, Merrill, MI 48637
Dale T Martin and Deborah A Martin / Unit Number 1A Week Number 47 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 2805 6th St. SW, Lehigh Acres, FL 33976
William S Cody and Helen K Cody / Unit Number 2J Week Number 45 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 1931 Snyder Dr, Alva, FL 33920
Tara M Collet and Glenn M Collet / Unit Number 1H Week Number 2 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 12518 Sparkleberry Rd, Tampa, FL 33626-3038
Tera L Coover / Unit Number 3J Week Number 23 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 3817 Englewood St, Ft Myers, FL 33901
Robert W Doyle and Anne H Doyle / Unit Number 1D Week Number 37 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 17719 Dracena Cir, Ft Myers, FL 33917
Jane I Druce / Unit Number 3B Week Number 46 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 1009 Tracy Rd, Lancaster, PA 17601-4854
David Greenlees / Unit Number 1L Week Number 47 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 1107 Jackson Ave, Huntington, WV 25704
Joseph J Kanacheril and Ammini K Kanacheril / Unit Number 3F Week Number 36 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 13849 Riverforest Dr, Ft Myers, FL 33905
John M Macfall Jr As Trustee Of The Macfall Family Trust Created Under Agreement Dated May 5 2017 and The Estate Of Sharpon Elizabeth Macfall A/K/A Sharon Hendrix-Macfall / Unit Number 1C Week Number 21 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 27240 29th Rd, Branford, FL 32008
John M Macfall Jr As Trustee Of The Macfall Family Trust Created Under Agreement Dated May 5 2017 and Sharon Hendrix-Macfall / Unit Number 2B Week Number 40 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 27240 29th Rd, Branford, FL 32008
Hugh D Mater and Gumersinda R Mater / Unit Number 2C Week Number 32 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 2249 Flora Ave, Ft Myers, FL 33907
Darlene Mccollum and Richard Mccollum and Megan Mccollum / Unit Number 1H Week Number 34 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 869 W County Rd 200 S, Frankfort, IN 46041
Donald A Parenta Jr A/K/A Donald A Parenta and Maureen Parenta / Unit Number 3L Week Number 22 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 338 St Mary St, Hillsdale, NJ 07642
Craig Paulson and Atousa Paulson / Unit Number 2K Week Number 3 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 22491 180th St NW, Big Lake, MN 55309
Richard Matthew Rowland / Unit Number 2B Week Number 35 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 102 Rita May Crt #1, Elizabethtown, KY 42701
Philip Smith and Dolores M Ferraro / Unit Number 2E Week Number 18 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 310 Buel Ave, Staten Island, NY 10305
Medhat-Ebaid Tawadrous A/K/A Medhat N Tawadrous and Suzan S Ebaid / Unit Number 1E Week Number 35 / February 1, 2025 / 2025000195359 / $2,218.89 / $1.11 / 3928 Emerald Estates Cir, Apopka, FL 32703-6731
Michelle A Viner / Unit Number 1F Week Number 36 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 1230 Taylor Ext Lane Unit #101, Lehigh Acres, FL 33936
Stanley S Viner and Shirley A Viner / Unit Number 2K Week Number 34 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 1230 Taylor Ext Lane Unit #101, Lehigh Acres, FL 33936
Ira Stewart Professional Association A Florida Profit Corporation F/K/A Wiesner Associates Chartered A Florida Professional Association / Unit Number 1M Week Number 18 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 328 N Rhodes Ave, Sarasota, FL 34237-4851
Patricia E Wood Taylor / Unit Number 2L Week Number 26 / February 1, 2025 / 2025000195359 / $2,513.35 / $1.26 / 43255 Old Robinson Rd, Ay Minette, AL 36507
***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)
Oct. 31; Nov. 7, 2025 25-04389L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Tropical Sands Resort - STATE OF FLORIDA, COUNTY OF LEE
Pursuant to Section 721.855, Florida Statutes, Tropical Sands 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 Tropical Sands 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 Tropical Sands 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 1608, at Page 2098, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Tropical Sands 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 Tropical Sands 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 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 24, 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 TROPICAL SANDS RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1608, AT PAGE 2098, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, 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 costs, attorney fees and any additional maintenance fees / Last known mailing address
Leon W Ackovitz and Harriet Ackovitz / Unit Number 2E Week Number 15 / February 1, 2025 / 2025000195359 / $1,943.47 / $1.25 / $2,500.71 / 4 Laura Ct, Stanhope NJ 07874-2800
Grace Baker and Judith A Malloy As Surviving Joint Tenants Of The Estate Of Sandra Jean Mccullen A/K/A Sandra Mccullen Deceased / Unit Number 3G Week Number 29 / February 1, 2025 / 2025000195359 / $2,485.90 / $1.54 / $3,073.32 / 2970 Lagoon Ave, Deltona FL 32738
Timothy M Berry / Unit Number 1B Week Number 40 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 2791 N Steel Road, Merrill MI 48637
Dale T Martin and Deborah A Martin / Unit Number 1A Week Number 47 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 2805 6th St. SW, Lehigh Acres FL 33976
William S Cody and Helen K Cody / Unit Number 2J Week Number 45 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 1931 Snyder Dr, Alva FL 33920
Tara M Collet and Glenn M Collet / Unit Number 1H Week Number 2 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 12518 Sparkleberry Rd, Tampa FL 33626-3038
Tera L Coover / Unit Number 3J Week Number 23 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 3817 Englewood St, Ft Myers FL 33901
Robert W Doyle and Anne H Doyle / Unit Number 1D Week Number 37 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 17719 Dracena Cir, Ft Myers FL 33917
Jane I Druce / Unit Number 3B Week Number 46 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 1009 Tracy Rd, Lancaster PA 17601-4854
David Greenlees / Unit Number 1L Week Number 47 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 1107 Jackson Ave, Huntington WV 25704
Joseph J Kanacheril and Ammini K Kanacheril / Unit Number 3F Week Number 36 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 13849 Riverforest Dr, Ft Myers FL 33905
John M Macfall Jr As Trustee Of The Macfall Family Trust Created Under Agreement Dated May 5 2017 and The Estate Of Sharpon Elizabeth Macfall A/K/A Sharon Hendrix-Macfall / Unit Number 1C Week Number 21 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 27240 29th Rd, Branford FL 32008
John M Macfall Jr As Trustee Of The Macfall Family Trust Created Under Agreement Dated May 5 2017 and Sharon Hendrix-Macfall / Unit Number 2B Week Number 40 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 27240 29th Rd, Branford FL 32008
Hugh D Mater and Gumersinda R Mater / Unit Number 2C Week Number 32 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 2249 Flora Ave, Ft Myers FL 33907
Darlene Mccollum and Richard Mccollum and Megan Mccollum / Unit Number 1H Week Number 34 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 869 W County Rd 200 S, Frankfort IN 46041
Donald A Parenta Jr A/K/A Donald A Parenta and Maureen Parenta / Unit Number 3L Week Number 22 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 338 St Mary St, Hillsdale NJ 07642
Craig Paulson and Atousa Paulson / Unit Number 2K Week Number 3 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 22491 180th St NW, Big Lake MN 55309
Richard Matthew Rowland / Unit Number 2B Week Number 35 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 102 Rita May Crt #1, Elizabethtown KY 42701
Philip Smith and Dolores M Ferraro / Unit Number 2E Week Number 18 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 310 Buel Ave, Staten Island NY 10305
Medhat-Ebaid Tawadrous A/K/A Medhat N Tawadrous and Suzan S Ebaid / Unit Number 1E Week Number 35 / February 1, 2025 / 2025000195359 / $1,793.42 / $1.17 / $2,342.32 / 3928 Emerald Estates Cir, Apopka FL 32703-6731
Michelle A Viner / Unit Number 1F Week Number 36 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 1230 Taylor Ext Lane Unit #101, Lehigh Acres FL 33936
Stanley S Viner and Shirley A Viner / Unit Number 2K Week Number 34 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 1230 Taylor Ext Lane Unit #101, Lehigh Acres FL 33936
Ira Stewart Professional Association A Florida Profit Corporation F/K/A Wiesner Associates Chartered A Florida Professional Association / Unit Number 1M Week Number 18 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 328 N Rhodes Ave, Sarasota FL 34237-4851
Patricia E Wood Taylor / Unit Number 2L Week Number 26 / February 1, 2025 / 2025000195359 / $2,087.88 / $1.33 / $2,653.16 / 43255 Old Robinson Rd, Ay Minette AL 36507
***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)
Oct. 31; Nov. 7, 2025 25-04388L

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that The Surface Masters Southwest Florida, LLC, a Florida Limited Liability Company, desires to engage in business under the Fictitious name of The Surface Masters in the County of Lee, in the city of St. Petersburg, Florida, this 23 day of October, 2025.
October 31, 2025 25-04383L

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of GEORGE WALDRON and PATRICIA WALDRON SEMPSROTT will, on November 12, 2025, at 10:00 a.m., at 19719 Kara Circle, Lot #473, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1990 PALM MOBILE HOME, VIN: PH066245A, TITLE NO.: 0061071070, and VIN: PH066245B, TITLE NO.: 0061060451
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-1541)
Oct. 31; Nov. 7, 2025 25-04415L

Q&A
Q What is a public notice?
A A public notice is information intended to inform citizens of government activities.
LV18237_V8

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003089
IN RE: ESTATE OF PATRICIA N. SCHROEDER
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 N. Schroeder, deceased, File Number 25-CP-003089, 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 August 9, 2025; that the total value of the estate is $10,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:
Name Address
Deborah C. Kyllo, Successor Trustee of the Schroeder Joint Trust dated February 4, 2010
6691 Saint Ives Court
Fort Myers, FL 33966
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is October 31, 2025.
Person Giving Notice:
Deborah C. Kyllo
6691 Saint Ives Ct.
Fort Myers, FL 33966
Attorney for Person Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Oct. 31; Nov. 7, 2025 25-04381L

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. 24-CA-006515
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JOHN M. GAFFNEY, JR., et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and entered in 24-CA-006515 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and JOHN M. GAFFNEY, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on November 20, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 18, BLOCK A, UNIT S, GULFHAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2543 8TH AVENUE, SAINT JAMES CITY, FL 33956
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 10/23/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-236636 - MaM
Oct. 31; Nov. 7, 2025 25-04365L

FIRST INSERTION

AMENDED 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-007587
IN RE: The Marriage of
Tracy Michele Faulks
Petitioner
and
Dionn Lamont Faulks
Respondent
TO: Dionn Lamont Faulks
2604 Price Avenue, Apt. 9, Cincinnati, Ohio 45204
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 Tracy Michele Faulks whose address is 1316 Deltona Boulevard, Spring Hill, Florida 34606 on or before December 2, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 10/23/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-04409L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003213
IN RE: ESTATE OF TRACY LYNN WALTER
Deceased
The administration of the estate of TRACY LYNN WALTER, deceased, whose date of death was February 6, 2025; File Number 25-CP-003213, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: October 31, 2025.
JACQUELINE MARIE GALLOWAY
Personal Representative
5154 Grobe Street
North Port, FL 34287
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
Oct. 31; Nov. 7, 2025 25-04372L

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, November 20, 2025, at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District's Website 7 days in advance of the meeting at moodyrivercdd.net 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 meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

Calvin Teague
District Manager
October 31, 2025 25-04425L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002958
IN RE: ESTATE OF CARRIE ANN LONERO a/k/a CARRIE LONERO,
Deceased.

The administration of the Estate of Carrie Ann Lonero a/k/a Carrie Lonero, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Lawrence Lonero
7757 North Pointe Drive
Port Hope, Michigan 48468
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
Oct. 31; Nov. 7, 2025 25-04413L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002820
IN RE: ESTATE OF BLAIR E. GIBSON, a/k/a BLAIR EDWIN GIBSON
Deceased.

The administration of the estate of BLAIR E. GIBSON, also known as BLAIR EDWIN GIBSON, deceased, whose date of death was June 21, 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. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 31, 2025

SUE BOYES GIBSON
P.O. Address: 11757 Lady Anne Circle,
Cape Coral, FL 33991
Personal Representative
Attorneys for Personal Representative
Email Addresses:
jcorrealaw@tampabay.rr.com
Florida Bar No. 330061 SPN 002142
Correa Legal Services, PLLC
275 96THAVENUE NORTH
SUITE 6
ST. PETERSBURG, FL 33702
Telephone: (727) 577-9876
Oct. 31; Nov. 7, 2025 25-04414L

Q&A
LV18237_V13
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.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 25-CA-005477
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
MATTHEW TYNER, ET AL.,
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ABBIE LYNN TATE A/K/A ABBIE ROSEN TATE, DECEASED
4835 W Triton Ct
Cape Coral, FL 33904
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOTS 75 AND 76, BLOCK 94, CAPE CORAL UNIT TWO PART THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 37 THROUGH 41, INCLUSIVE, 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 Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the day of 10/24/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: N Wright-Angad
Deputy Clerk
Nick Geraci, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 250,
Orlando, Florida 32810
Oct. 31; Nov. 7, 2025 25-04391L

Q&A
How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice Email: legal@businessobserverfl.com
LV18237_V14

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule "1"** attached hereto for Obligors and their notice address) at **Caribbean Beach Club, a Condominium**, located in **Lee** County, Florida, and more specifically described as follows: Unit Week(s) No(s). (**See Exhibit "A-1"**) in Condominium Parcel Number(s) (**See Exhibit "A-1"**) and its undivided share of the common elements of CARIBBEAN BEACH CLUB, A CONDOMINIUM, a Condominium according to the Declaration of Condominium and exhibits thereof, recorded in Official Records Book 1390, at Page 949, in the Public Records of Lee County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto. Pursuant to the Declaration(s)/Plan(s) referenced above, **Caribbean Beach Club Association, Inc., a Florida non-profit corporation** (**the "Association"**), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation**, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Batch No.: Foreclosure HOA 156601-CBC5-HOA, NOD. Schedule "1":** Obligors, Notice Address; Judith Burns and James Burns, 4493 Happy Hollow Ln Howell, Mi 48855 United States; Joseph H. Mannella and Heirs and/or Devisees Of The Estate Of Clifford W. Mannella, 40 Laura Ln Elmer, Nj 08318 United States; Robert F. Zust and Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Geraldine D. Zust and Robert F. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Charles R. Small, III, Po Box 1355 Elfers, Fl 34680 United States; James H. Rohm and Della M. Rohm, 21 Canton Ave Lehigh Acres, Fl 33936 United States; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Jacqueline M. Lamberg, Trustee Of The Jacqueline M. Lamberg Revocable Trust, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Michael Kelleher and Heirs and Devisees Of Donna Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States; Michael J. Kelleher and Heirs and Devisees Of Donna D. Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States; Patricia S. Santiago, 175 Se Saint Lucie Blvd #1223 Stuart, Fl 34996 United States; Agnes F. Campbell and Paul P. Campbell, 831 Franklin Ave Lancaster, Oh 43130 United States; George Springer and Joanne Springer, 252 Parkridge Dr Perkasie, Pa 18944 United States; Elizabeth G. Sappah, 3136 Shorewood Ln Apt A3 Fort Myers, Fl 33907-6514 United States; Gary Figueroa and Fran Figueroa, 3373 Sw 44th Ct Fort Lauderdale, Fl 33312 United States; Vickie L. Figueroa, 4710 Sw 34th Ave Fort Lauderdale, Fl 33312 United States; Rosemary Beane and Earl Beane and Heirs and/or Devisees Of Lorraine A. Ramey and Heirs and/or Devisees Of Kenneth L. Ramey, 447 Paseo Perdido Cathedral City, Ca 92234 United States; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States; Sylvia A. Aguilar, 6929 White Pine Pl Ne Albuquerque, Nm 87109 United States; Betty E. Harris, 309 Folkstone Rd Holly Ridge, Nc 28445 United States; Scott Young and Laurie Young, 174 Sweet Alyssum Dr Ladson, Sc 29456 United States; Nancy S. Beuttel and Della V. Schmeisser, 4005 Navaho Dr Johnson City, Tn 37604-1131 United States; Marilyn Barker, 1318 Rahn St Westland, Mi 48186 United States; George B. Murphy and Alice G. Brown, 573 Broad St #230 East Weymouth, Ma 02189 United States; Charles J. Jedlicka and Linda A. Jedlicka, 2619 Manor Oak Dr Valrico, Fl 33596 United States; Catherine J. Woodall, 7344 Lenn Ln Newburgh, In 47630 United States; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States; Robyn Sidersky, 4715 Newport Ave Norfolk, Va 23508 United States; Henry G. Carlson, Jr., Po Box 2122 Thomasville, Nc 27361 United States; Thomas F. Lawson and Jane G. Lawson, 14361 Saint Johns Dr Stanfield, Nc 28163 United States; Frank Abplanalp and Phyllis Abplanalp, 4821 Keswick Way Naples, Fl 34105 United States; Sandra L. Fink, 4240 Massillon Rd North Canton, Oh 44720 United States; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States; Claire Troester, 34 Union Chapel Rd #2 Weaverville, Nc 28787 United States; Mary Kubak, 2512 Shelby Pkwy Cape Coral, Fl 33904 United States; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Patrick J. Gowing and Stephanie T. Gowing, 14531 Hickory Court Davie, Fl 33325 United States; Sunny Isles Vacation Club Llc and Glenda Laird, 16850-112 Collings Ave Ste 302 Sunny Isle, Fl 33160 United States; Diana Garcia and Orlando Garcia, 1335 Guinevere Dr Casselberry, Fl 32707 United States; Richard O. Biggs and Marian M. Biggs, 3799 West Mccombs Dr Terre Haute, In 47802 United States; Renee Scott and April Troxell and Bebby Thornton and Richard M. Thornton, 593 Leisure World Mesa, Az 85206 United States; Geraldine Zust and Maurice Boyd Goodwin, 661 Glacier Pass Westerville, Oh 43081 United States; David G. Simmer and Virginia M. Simmer and Michael P. Simmer and Phillip J. Simmer, Co-Trustees Of The Simmer Family Trust Dated March 16, 2005, As Amended August 9, 2017, 1709 Henry Street Kissimmee, Fl 34741 United States; Kai Cremata, 14900 E Orange Lake Blvd Kissimmee, Fl 34747 United States; Richard J. Salerno, 112 Bay Dr E Huntington, Ny 11743 United States. **Exhibit "A-1":** Contract No., Unit Week No., Condominium Parcel No.; 146829, 44, 218; 147090, 1, 220; 147235, 3, 210; 147237, 5, 215; 147432, 7, 108; 147467, 9, 324; 147596, 41, 218; 147597, 13, 224; 147598, 40, 322; 147647, 17, 114; 147648, 18, 214; 147792, 19, 214; 147865, 22, 115; 147888, 23, 202; 147894, 23, 214; 148200, 32, 221; 148202, 32, 224; 148208, 33, 108; 148217, 33, 119; 148218, 34, 119; 148262, 35, 204; 148332, 38, 113; 148360, 36, 209; 148382, 37, 208; 148389, 39, 208; 148406, 40, 114; 148437, 42, 106; 148454, 42, 202; 148465, 42, 210; 148466, 43, 210; 148493, 43, 117; 148500, 43, 217; 148542, 44, 321; 148543, 44, 322; 148564, 48, 106; 148659, 49, 120; 148660, 50, 120; 148675, 21, 115; 148739, 51, 220; 148792, 24, 224; 148794, 6, 118; 148815, 35, 119; 148928, 42, 321; 149007, 19, 109; 149058, 22, 119; 149100, 22, 204; 149142, 4, 212; 149232, 1, 117; 149253, 48, 224; 149294, 36, 217.
October 31; November 7, 2025 25-04386L

FIRST INSERTION

TRUSTEE'S NOTICE OF SALE. Date of Sale: **11/24/2025** at **1:00 PM.** Place of Sale: **On sidewalk near main entrance awning at 2501 Thompson Street, Fort Myers, FL 33901**. This Notice is regarding that certain timeshare interest owned by Obligor in **Lighthouse Resort & Club, a Condominium**, located in **Lee** County, Florida, as more specifically described in the Lien(s) referred to on **Schedule "1".** The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for **Lighthouse Resort & Club, a Condominium**. Accordingly, the **Lighthouse Resort & Club Association, Inc., a Florida non-profit corporation** (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Lee, Florida, as described on **Schedule "1"**, thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on **Schedule "1"** attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of **$600.00**, by delivering cash or certified funds to the Trustee. See **Schedule "1"** attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See **Exhibit "A"** attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: **First American Title Insurance Company, a Nebraska corporation** duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Foreclosure HOA 155367-LRC1-HOA. Schedule "1": Lien Recording Reference: Inst: 20250000232771; Per Diem: $0.00;** Obligors, Notice Address, Default Amount; Christobel Carter Kemp and Richard Mark Dunn and Hester E. Weld, 275 Marion Dr Defuniak Springs, Fl 32433 United States, $1,247.27; Noel Frieson-Lyttle and Michael Lyttle, 358 Brighton Lane Crete, Il 60417 United States, $2,820.67; Kevin Moore and Elizabeth Moore, Po Box 1328 Wauchula, Fl 33873 United States, $1,387.37; Richard L. Brittenham and Angela F. Brittenham, 6900 Daniels Pkwy #29 Fort Myers, Fl 33912 United States, $1,932.59; Anne Luley and Arthur Luley, 8100 Memory Ln #105 Rotonda West, Fl 33947 United States, $2,817.27; Rebecca Tracey and Leonard Clements, Po Box 8 Perrysburg, Oh 43552 United States, $2,011.88; Kenneth J. Warger and Jessica E. Warger and Kenneth J. Warger, Jr. and Mark F. Tierney, 704 Ocean Dunes Circle Jupiter, Fl 33477 United States, $2,820.62; Kathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States, $2,011.88; Kathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States, $2,011.88; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States, $2,848.27; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States, $2,851.73; W.M.F Properties, Inc., A Florida Corporation, 1025 S Atlantic Ave Daytona Beach, Fl 32118 United States, $2,817.27; W.M.F Properties, Inc., A Florida Corporation, 1025 S Atlantic Ave Daytona Beach, Fl 32118 United States, $2,817.27; Marie E. Dremann, 10907 Johnson Blvd #J304 Seminole, Fl 33772 United States, $2,022.27; Gloria M. Giovelli, As Trustee of the Gloria M. Giovelli Living Trust Dated October 16, 1996, 2414 Winterset Road Winter Haven, Fl 33884 United States, $2,015.28; Julie Walker-Hunt and Kenneth L. Watson III, 2056 Hagadorn Rd Mason, Mi 48854 United States, $1,481.18; Julie Walker-Hunt, 2056 Hagadorn Rd Mason, Mi 48854 United States, $2,011.88; Heirs and/or Devisees of the Estate of Lyn J. Main, C/O Kerry J. Barnes 1750 Bikini Court Cape Coral, Fl 33904 United States, $2,067.19; Mary Jo Hill, Trustee of the Mary Jo Hill Family Trust Dated January 25, 2008, 2221 Rolling Hills Blvd Fairfield, Oh 45014 United States, $2,008.52; Robert J. Campisi and Rita A. Campisi, 93 Whitman Road Yonkers, Ny 10710 United States, $2,817.27; James P. Manika and Janet L. Manika, Trustees of the Manika Family Trust Dated June 14, 2006, 9091 Shady Drive Hickory Hills, Il 60457 United States, $2,011.88; Andrew L. Brenneis and Patricia A. Brenneis, 34704 Radio Road Leesburg, Fl 34788 United States, $2,817.27; Ramon Torres, Jr. and Maria T. Torres, 633 N 10th Street Allentown, Pa 18102 United States, $2,039.45; Ramon Torres, Jr. and Harry M. Torres, 633 N 10th Street Allentown, Pa 18102 United States, $2,039.45; Julian Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States, $2,011.88; Julian Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States, $2,008.52; Joanne D. Lukeman and Thomas R. Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States, $2,817.27; Joanne Lukeman and Thomas Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States, $2,817.27; Darrian Raymondo Crumbley and Dorcas A. Laidler Crumbley, Po Box 1933 Lakeland, Fl 33802 United States, $2,832.07; Andrew Wilkes and Sally Wilkes, Waterbridge Frogmore Hill, Watton-At-Stone Herts Sg14 3rr, United Kingdom, $2,817.27; Nicole Walker and Ryan Hunt, 12314 Mission Hills Drive Dewitt, Mi 48820 United States, $3,955.57; Thomas N. Mackinson, 2000 N Bayshore Dr #527 Miami, Fl 33137 United States, $2,813.96; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom, $2,807.19; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom, $2,880.05; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom, $2,807.19; Mark Robinson and Shirley K. Robinson, 5024 Saint Germain Ave Belle Isle, Fl 32812 United States, $2,043.75; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States, $2,008.52; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States, $2,008.52; Larry D. Zaval and Pamela S. Zaval and Wallace W. Corbin, 4781 Nw 66th St Ocala, Fl 34482 United States, $2,813.96; Larry Zaval and Pamela Zaval, 4781 Nw 66th St Ocala, Fl 34482 United States, $2,813.96; Edward J. Maher and Lucile H. Maher, 22954 Maple Ridge Road, Unit 206 North Olmsted, Oh 44070 United States, $2,821.11; Gloria M. Giovelli and Stacie A. Borsello, 2414 Winterset Road Winter Haven, Fl 33884 United States, $2,015.28; Linda L. Bass, Trustee of the Linda L. Bass Revocable Trust Agreement, Dated February 11, 2002, 5007 East 111th Avenue Tampa, Fl 33617 United States, $2,817.27; Elizabeth B. Maloney, 111 Market Place Baltimore, Md 21202 United States, $1,912.46; William P. Geraghty and Roger E. Schaefer and Betty J. Schaefer, 3905 Monserrate St Miami, Fl 33134 United States, $2,813.96; Beatrice Farrell, As Trustee of the Beatrice Farrell Revocable Living Trust Dated December 16, 2011 and William E. Farrell, 4799 Nw 92nd Terrace Coral Springs, Fl 33067 United States, $2,011.88; Walter King Laidler, Jr. and Carrie Ada Lewis Laidler, As Trustees of the Walter King Laidler, Jr. and Carrie Ada Lewis Laidler Living Revocable Trust Made March 30, 2016, Po Box 1271 Lakeland, Fl 33802 United States, $1,861.96; Walter King Laidler, Jr. and Carrie Ada Lewis Laidler, Trustees of the Walter King Laidler, Jr. and Carrie Ada Lewis Laidler Living Revocable Trust Made March 30, 2016, Po Box 1271 Lakeland, Fl 33802 United States, $1,993.30. **Exhibit "A":** Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.
October 31; November 7, 2025 25-04385L

FIRST INSERTION

REQUEST FOR PROPOSALS
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
CONSTRUCTION SERVICES FOR FLORIDA WILDLIFE INTERACTIVE EDUCATION CENTER ("FWIEC")
CHARLOTTE & LEE COUNTIES FLORIDA

Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District"), will accept proposals from firms interested in providing labor, materials, and equipment for the construction of Florida Wildlife Interactive Education Center ("FWIEC" or "Project") at the community known as Babcock Ranch located in Charlotte and Lee Counties, Florida. The contract will require contractors to provide services for the construction of the District's new +/- 20,000-square-foot FWIEC located in Charlotte County, which will occur in phases, as more particularly described in the "Project Manual" and in accordance with the plans and specifications.

The Project Manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning **November 3, 2025, at 9:00 a.m.** Contact the Consulting Engineer, at partners@babcockranchcommunityisd.com regarding access to the Project Manual. The Project Manual will consist of a completed PDF document of the Proposal Package with specifications containing supplemental information for the Project. The Project Manual may be amended and supplemented from time to time via a written addendum(s) to be issued to those proposers that the District has a record of having requested the original Project Manual; interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Firms desiring to submit proposals (also referred to as "bid") for this Project may attend an optional Pre-Bid Conference which will take place on **November 12, 2025, at 2:00 p.m., via Google Meets:** for video conferencing: meet.google.com/jsi-jovc-epz or by phone: (US) +1 401-903-3731, PIN: 408332753. All proposers should acquire a copy of the Project Manual prior to the pre-bid conference. Copies of the Project Manual will not be available during the meeting. Any person requiring or that otherwise may need assistance accessing or participating in this optional pre-proposal conference meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager and District Engineer at least forty-eight (48) hours in advance so that arrangements may be made. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the contracting and/or delivery of the project in phases and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. The successful proposer will be required to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within ten (10) calendar days after execution of the construction Contract.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars ($10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars ($10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest with requisite posting of such bond within the allowable time period shall will result in a waiver of any right to object to or protest under Rule 3.11 of the District's latest Rules of Procedure, Chapter 2007-306, Laws of Florida, as amended, and other law.

Firms desiring to provide services for this Project must submit one (1) original, five (5) copies, and one electronic copy in a PDF format of the required proposal documents no later than **December 3, 2025, at 12:30 p.m.** ("Response Deadline"), Attn: Sheena Tamburino, 42850 Crescent Loop, Babcock Ranch, Florida 33982 (Woodlea Hall). Proposals shall be submitted in a sealed opaque envelope pursuant to the Project Manual. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Each proposal must remain binding for a minimum of 120 days after the Response Deadline.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer will have constructed three (3) improvements similar in quality and scope within the last three (3) years; (ii) Proposer will have minimum bonding capacity of $12,000,000 from a Surety Company acceptable to the District; and (iii) Proposer is authorized to do business in Florida with all required licensing up to date. The District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, provide for the contracting and/or delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so. Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

Any and all questions relative to this project shall be directed in writing only to the Consulting Engineer, via email only at partners@babcockranchcommunityisd.com. All questions must be submitted to the District's Consulting Engineer by **November 19, 2025, at 5:00 p.m.**

Notice of Public Meeting for Bid Opening

A public meeting to open bids will be held on **December 3, 2025, at 12:45 p.m.,** at 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Cindy Cerbone, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **December 18, 2025, at 2:30 p.m.** at 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals by the evaluation committee. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

October 31, 2025 25-04405L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-002090
BONCIDIUM, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA DEAN, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on November 20, 2025, at 9:00 am, EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

UNIT 1-205, RIVER TOWERS CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED IN O.R. BOOK 1011 AT PAGE 268 AND CONDOMINIUM PLAT BOOK 3 AT PAGE 241 THROUGH 256, INCLUSIVE AND AMENDED IN O.R. BOOK 1067, PAGE 828, O.R. BOOK 1578, PAGE 1224, O.R. BOOK 1654, PAGE 1311, O.R. BOOK 1713, PAGE 4608, O.R. BOOK 1764, PAGE 3549, O.R. BOOK 1920, PAGE 4120, O.R. BOOK 2120, PAGE 1493, O.R. BOOK 2102, PAGE 1499, O.R. BOOK 2124, PAGE 3688, O.R. BOOK 2130 PAGE 1349, O.R. BOOK 2371, PAGE 3561, O.R. BOOK 2587, PAGE 2535, O.R. BOOK 2620, PAGE 2964, AND O.R. BOOK 2954, PAGE 3353, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 4260 SE 20TH PLACE, #205, CAPE CORAL, FL 33904

pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CA-002090 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

Any person claiming in 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 10/24/2025

Kevin Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Law Offices of Damian G. Waldman, Esq.
PO Box 5162, Largo, FL 33779
727-538-4160;
service@dwaldmanlaw.com
Oct. 31; Nov. 7, 2025 25-04393L

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 2019-3,
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
Oct. 31; Nov. 7, 2025 25-04364L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CC-8396
FOXMOOR II CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
PATRICIA C. CLUFF, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2025, and entered in Case No. 23-CC-8396 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FOXMOOR II CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Patricia C. Cluff, Michele Hopkins, Pamela Atkinson, Michael Cluff, Bill Cluff and Panngadeth Sensouphone are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 20th day of November, 2025 the following described property as set forth in said Final Judgment, to wit:

Unit No. H-7 of Foxmoor II Condominium Parcel Known as Condominium, Phase 7, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 1344, Page 1649, and as amended from time to time, Public Records of Lee County, Florida, together with an undivided interest as tenants in common in and to the common elements.
A/K/A: 7092 Nantucket Circle, Unit 7, North Fort Myers, FL 33917

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

DATED this 10/23/2025

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd.,
Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
F14485/417220/30011662
Oct. 31; Nov. 7, 2025 25-04370L

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-007397
HOMEBRIDGE FINANCIAL SERVICES, INC.,
Plaintiff, vs.
MICHAEL A. FEE FKA ALAN MICHAEL FEE NKA MICHAEL ALAN FEE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 8, 2025, and entered in Case No. 2023-CA-007397 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Homebridge Financial Services, Inc., is the Plaintiff and Michael A. Fee fka Alan Michael Fee nka Michael Alan Fee, Casi J. Strader aka Casi Jean Strader, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 20th day of November, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

NORTH ONE-HALF (N 1/2) OF LOT 2 AND NORTH ONE-HALF (N 1/2) OF LOT 3, BLOCK 62, UNIT 22, LEE-LAND HEIGHTS, SECTION 32, 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 DEED BOOK 256. PAGE 580, AND IN PLAT BOOK 15, PAGE 46, BOOK 20, PAGE 2, PUBLIC RECORDS, LEE COUNTY, FLORIDA.
A/K/A 602 HARRISON DR 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.

Dated in Lee County, Florida this day of 10/29/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
IN-23-003945
Oct. 31; Nov. 7, 2025 25-04429L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2985
IN RE: ESTATE OF REINER BERNARD NEUMANN,
Deceased.

The administration of the estate of REINER BERNARD NEUMANN (also known as REINER B. NEUMANN), deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: October 31, 2025

Signed on this 22nd day of October, 2025.

CHRISTOPHER NEUMANN
Personal Representative
75 Woods Edge Close
London, Ontario N6K 4K8
Canada

SUSAN NESBET-SIKUTA
Attorney for Personal Representative
Florida Bar No. 859001
Dentons Cohen & Grigsby P.C.
9110 Strada Place, Suite 6200
Naples, FL 34108
Telephone: (239)390-1900
Email: susan.sikuta@dentons.com
Secondary Email:
wanda.portnoy@dentons.com
5305053.v1
Oct. 31; Nov. 7, 2025 25-04373L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 25-CP-3154
IN RE: ESTATE OF PATSY DARLENE CUNDIFF a/k/a PATSY D. CUNDIFF,
Deceased

The administration of the estate of PATSY DARLENE CUNDIFF a/k/a PATSY D. CUNDIFF, deceased, whose date of death was May 31, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/Jeffrey Cundiff
JEFFREY CUNDIFF
114 Alyssa Way
Fisherville, Kentucky 40023

Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
Oct. 31; Nov. 7, 2025 25-04382L

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-004486
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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 VICTORIA ANN MURRAY A/K/A VICTORIA MURRAY, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA ANN MURRAY A/K/A VICTORIA MURRAY, DECEASED,
whose last known residence is: 1810 NW 26TH ST, CAPE CORAL, FL 33993 if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 33 THROUGH 37, BLOCK 5139, UNIT 80, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida, day of 10/24/2025

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
25-321965
Oct. 31; Nov. 7, 2025 25-04392L

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 25-DR-007590
IN RE: The Marriage of
Bianca Susanne Ingraham
Petitioner
and
Lionell Carl Ingraham
Respondent

TO: Lionell Carl Ingraham
7115 High Hopes Road, Panama City, Florida 32409

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 Bianca Susanne Ingraham whose address is 7204 Taunton Lane, Panama City, Florida 32409 on or before December 1, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated: 10/20/2025

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

Oct. 31; Nov. 7, 14, 21, 2025 25-04428L

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-002586
DOMEHOUSE, LLC, a Florida limited liability company
Plaintiff, vs.
ROLDAN DE LA TORRE also known as ROLDAN G. DE LA TORRE, and SINTI LU ORTIZ
Defendants.

NOTICE IS HEREBY GIVEN that under a Final Judgment of Foreclosure dated October 13, 2025, entered in Case No. 25-CA-002586 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein DOMEHOUSE, LLC, a Florida limited liability company is Plaintiff and ROLDAN DE LA TORRE also known as ROLDAN G. DE LA TORRE, and SINTI LU ORTIZ are Defendants, I 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 December 4, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

Lots 19 and 20, in Block 227, SAN CARLOS PARK UNIT NO. 18, according to the plat thereof recorded in O.R. Book 173, Page 389, of the Public Records of Lee County, Florida.

Pursuant to F.S. 45.031(2)(f), 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 within sixty (60) days after the sale.

DATED this day of 10/29/2025.

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

Oct. 31; Nov. 7, 2025 25-04421L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-002873
IN RE: THE ESTATE OF MILDRED KATHRYN FARMER.
Deceased

The administration of the Estate of MILDRED KATHRYN FARMER, 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: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Sharon Schmidtke

Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
Oct. 31; Nov. 7, 2025 25-04430L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001727
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF TRESTLE TITLING TRUST-1,
Plaintiff, v.
DLIANE SHAUGHNESSY, 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 bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 50 and 51, Block 1635, CAPE CORAL UNIT 30, according to the map or plat thereof as recorded in Plat Book 16, Page 26, Public Records of Lee County, Florida.
Property Address: 4418 SW 1st Ave, Cape Coral, FL 33914

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

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

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
Oct. 31; Nov. 7, 2025 25-04369L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-3130-CP
Division PROBATE
IN RE: ESTATE OF RONALD W. FINER
Deceased.

The administration of the estate of RONALD W. FINER, deceased, whose date of death was July 8, 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, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31st, 2025.

Personal Representative:
EILEEN P. COSGROVE
10102 Marshall Pond Road
Burke, Virginia 22015

Attorney for Personal Representative:
AMBER R. MONDOCK, ESQ.
Florida Bar Number: 118817
MONDOCK LAW PLLC
4760 Tamiami Trail N., Unit 23
Naples, FL 34103
Telephone: (239) 673-2211
Fax: (239) 734-9933
E-Mail: amber@mondocklaw.com
Secondary E-Mail:
service@mondocklaw.com
Oct. 31; Nov. 7, 2025 25-04410L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003046
Division PROBATE
IN RE: ESTATE OF ROBERTA E. MARSHALL
Deceased.

The administration of the estate of Roberta E. Marshall, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
James Marshall
19396 SW 25th Court
Miramar, Florida 33029

Attorney for Personal Representative:
Danielle Stief
Attorney
Florida Bar Number: 70766
LEGACY LEGAL GROUP
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
Oct. 31; Nov. 7, 2025 25-04412L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-3298
IN RE: ESTATE OF CAROLYN FONTAINE,
Deceased.

The administration of the estate of Carolyn Fontaine, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Ian Fontaine
Personal Representative
4913 Pointe O Woods Drive
Wesley Chapel, FL 33543

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
Email:
courtfilings@capecoralattorney.com
Oct. 31; Nov. 7, 2025 25-04424L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003246
Division Probate
IN RE: ESTATE OF GARY WILLIAM TEMP a/k/a GARY W. TEMP
Deceased.

The administration of the Estate of Gary William Temp a/k/a Gary W, Temp, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 31, 2025.

Personal Representative
Duke A. Temp
2502 13th Pl S
La Crosse, WI 54601

Attorney for Personal Representative
Tina M. Mays
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
Oct. 31; Nov. 7, 2025 25-04422L

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 07-CA-012381
DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,
Plaintiff, vs.
PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 20th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.
Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 before the clerk reports the surplus as unclaimed.

Dated: 10/27/2025

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 11-400075
Oct. 31; Nov. 7, 2025 25-04394L

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-3059
IN RE: ESTATE OF LARRY LEE ARTHUR DAVIS, a/k/a LARRY L.A. DAVIS
Deceased.

The administration of the Estate of LARRY LEE ARTHUR DAVIS a/k/a LARRY L.A. DAVIS, deceased, whose date of death was March 2, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The first publication of this notice is October 31, 2025.

DERRICK DAVIS
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail:
rricciardi@your-advocates.org
Oct. 31; Nov. 7, 2025 25-04411L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003306
Division Probate
IN RE: ESTATE OF DEBORAH ANN COOPER-HEIMANN,
Deceased.

The administration of the estate of DEBORAH ANN COOPER-HEIMANN, deceased, whose date of death was September 28, 2025, and whose social security number is XXX-XX-0355, file number 25-CP-003306, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902-9346. The names and addresses of the petitioner for administration and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Petitioner for Administration:
Wayne K. Heimann II
35 Medalist Circle
Rotonda West, FL 33947
Attorney for the Petitioner:
John M. Wicker, Esq.
Florida Bar No. 28637
JOHN M. WICKER, PLLC
2077 First Street, Suite 205
Fort Myers, Florida 33901-3087
Telephone: (239) 537-2875
Oct. 31; Nov. 7, 2025 25-04396L

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. 2025-CA-003057
JMBA GROUP, LLP
Plaintiff, vs.
JULIO C. AMAYA, AMAYA DIAZ MORTGAGE BROTHERS
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on September 9, 2025 and an Order Scheduling Foreclosure Sale entered on October 27, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes as the Clerk of Court will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00am on November 20, 2025 the following described property as set forth in the Final Judgment, to wit:

Lot 67, Yacht Club Colony, West addition, Unit 1, according to the map or plat thereof as recorded in Plat Book 17, Page 115, Public Records of Lee County, Florida
Parcel ID: 18-44-26-06-00028.0000
Physical address: 6941 Eastwood Acres Rd., Fort Myers FL 33905

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

Dated this: 10/27/2025
Kevin C. Karnes
Clerk of Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by:
/s/ Ivan Dimitrov Ivanov, Esq.
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
Oct. 31; Nov. 7, 2025 25-04371L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005234
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC,
Plaintiff, vs.
ADAM SCHWARTZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed October 23, 2025 entered in Civil Case No. 24-CA-005234 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 a.m. on 11 day of December, 2025 on the following described property as set forth in said Summary Final Judgment:

Lot 3 and 4, Block 680, CAPE CORAL UNIT 21, according to plat thereof as recorded in Plat Book 13, Page 149 through 171, 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 10/27/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
24-09675FL
Oct. 31; Nov. 7, 2025 25-04395L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2785
Division Probate
IN RE: ESTATE OF JAMES B. PATTON
Deceased.

The administration of the estate of James B. Patton, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 31, 2025.

Personal Representative:
Kathleen Ivy Patton
1500 East Ocean Boulevard, Unit 508
Long Beach, California 90802
Attorney for Personal Representative:
Michele S. Belmont, Attorney
Florida Bar Number: 52001
Belmont Law Group
8270 College Parkway, #201
Fort Myers, FL 33919
Telephone: (239) 848-6552
E-Mail: michele@belmontesq.com
Secondary E-Mail:
noelle@belmontesq.com
Oct. 31; Nov. 7, 2025 25-04397L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003011
IN RE: ESTATE OF ROY A. MIZE
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 ROY A. MIZE, deceased, File Number 25-CP-003011; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346; that the decedent's date of death was July 4, 2025; that the total value of the estate is $9,262.62, and that the names and those to whom it has been assigned by such order are:

Creditors:
NONE
Beneficiaries:
SHERRI L. OWEN
KIMBERLY M. LYONS
DIANA J. FREEMAN
SHELLEY L. BETHEA
MICHAEL R. MARCUM
SHERRI L. OWEN, CO-TRUSTEE
MICHAEL R. MARCUM, CO-TRUSTEE
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is October 31, 2025.

Persons Giving Notice:
SHERRI L. OWEN
MICHAEL R. MARCUM
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Attorney for Persons Giving Notice:
A. ERIC ANDERSON
Attorney for Petitioners
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
Oct. 31; Nov. 7, 2025 25-04402L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-003147
IN RE: THE ESTATE OF MAUREEN ELIZABETH POTTLE.
Deceased

The administration of the Estate of MAUREEN ELIZABETH POTTLE, deceased, whose date of death was December 12, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Kevin Clarence Pottle
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
Oct. 31; Nov. 7, 2025 25-04399L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-003025
IN RE: THE ESTATE OF JAMES ROBERT HOUDE.
Deceased

The administration of the Estate of JAMES ROBERT HOUDE, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Heather Lavoie
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
Oct. 31; Nov. 7, 2025 25-04398L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003045
IN RE: ESTATE OF ROBERT ANDREW DALTON
Deceased.

The administration of the estate of Robert Andrew Dalton, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Mary Kay Colaianne
12354 Golden Oaks Dr.
Milford, MI 48380
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Address:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072
Oct. 31; Nov. 7, 2025 25-04403L

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. 24-CA-007603
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 24-CA-007603 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST; UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVOCABLE TRUST; ROBERT J. HANNAN, JR. ; NICOLETTE A. HANNAN PFLUEGLER; DANIELLE L. HANNAN; RYNO CORP DBA BLUE SKYE SCREENING are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on November 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 41 AND 42, BLOCK 443, UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2123 SE 11TH AVE, CAPE CORAL, FL 33990

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

Dated this 10/24/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-243129 - MaM
Oct. 31; Nov. 7, 2025 25-04401L

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

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V10

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. The West Orange Times carries public notices in Orange County, Florida.

LV18237_V34

FIRST INSERTION

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 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: 0245638. 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;

(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 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 31, 2025 25-04420L

FIRST INSERTION

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 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: 0254658. 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;

(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 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 31, 2025 25-04419L

FIRST INSERTION

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 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: 0279501. 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;

(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 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 31, 2025 25-04418L

FIRST INSERTION

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, 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: 295336. 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;

(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 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 31, 2025 25-04417L

SAVE TIME

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

FIRST INSERTION

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 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: 0305392. 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;

(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 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 31, 2025 25-04423L

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. 25-CA-000500

Andrews Federal Credit Union, Plaintiff, vs.
Lukeus Allen, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000500 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Andrews Federal Credit Union is the Plaintiff and Lukeus Allen; Jessica Allen; Department of Commerce Federal Credit Union 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 wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF LOT 22, WALDENS RIVIERA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN SOUTH 66.85 FEET; THENCE WEST 385.0 FEET TO THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; THENCE SOUTH 173.15 FEET; THENCE WEST 125.0 FEET; THENCE NORTH 10 DEGREES 01' 01" EAST 151.22 FEET TO THE ARC OF CURVE HAVING FOR ITS ELEMENTS A CHORD BEARING ON NORTH 65 DEGREES 00' 30" EAST, A RADIUS OF 50 FEET, A DELTA ANGLE OF 70 DEGREES 01' 01" BEARING LEFT, AND AN ARC OF SAID CURVE 61.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.10 FEET; THENCE EAST 46.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY; FLORIDA.
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:
FROM THE, INTERSECTION OF THE CENTERLINES OF MCGREGOR BOULEVARD AND WALDEN DRIVE, AS SHOWN ON PLAT OF WALDENS RIVIERIA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 68 DEGREES 25' 15" WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 151.174 FEET TO THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 325 FEET, A DELTA ANGLE OF 23. DEGREES 34' 45", BEARING LEFT, AND AN ARC OF 122.404 FEET, THENCE ALONG THE ARC OF SAID CURVE 122.404 FEET TO THE P.T. OF SAID CURVE; THENCE RUN WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 799.158 FEET TO THE P.O.B. OF THE CENTERLINE OF A PROPOSED 60 FOOT ROADWAY EASEMENT, SAID POINT ALSO BEING THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00', BEARING LEFT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 45 DEGREES 00' WEST, ALONG THE CENTERLINE OF SAID EASEMENT, 44.54 TO THE P.C., OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00' BEARING RIGHT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE WEST ALONG THE CENTERLINE OF SAID EASEMENT 358.15 FEET TO THE CENTER OF A 50 FOOT RADIUS CULDE-SAC BEING PART OF SAID ROAD EASEMENT.
TAX ID: 34-44-24-P3-00007.0000

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 10/24/2025

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F02750
Oct. 31; Nov. 7, 2025 25-04380L

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

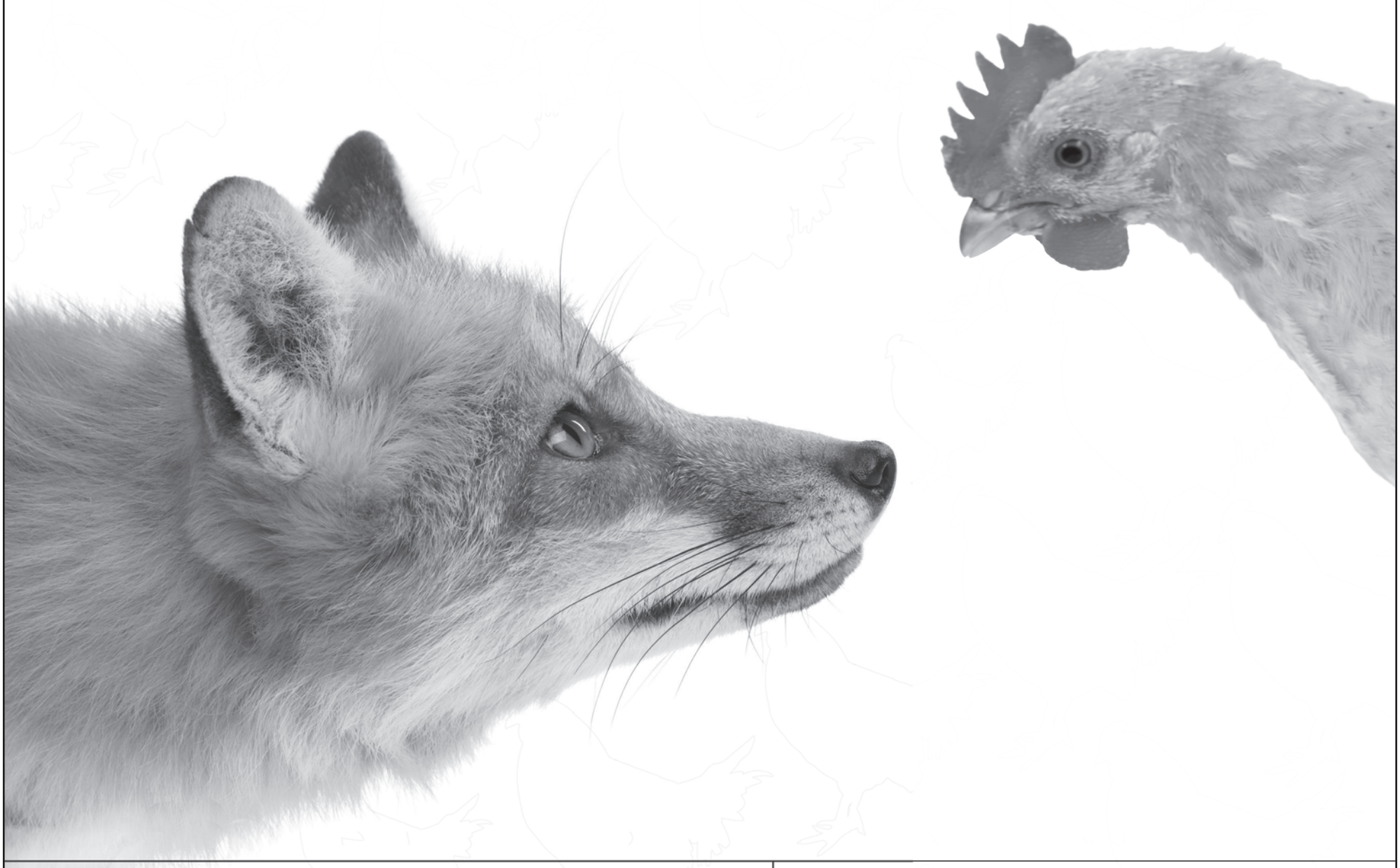
Moreover, the real **digital divide for public notice is growing**

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

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13865

The Facts

How Costs Exploded

the Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY **MILTON FRIEDMAN**

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called "the theory of bureaucratic displacement." In his words, in "a bureaucratic system … increase in expenditure will be matched by fall in production. … Such systems will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources, and shrinking in terms of 'emitted' production."

I have long been impressed by the operation of Gammon's law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon's study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon's law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from $21 in 1946 to $545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

MEDICAL EXPENSES PROVE GAMMON'S LAW

e how the increase in medical expenditures have resulted in lower productivity — more employees and ıses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
ntage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
per patient day in constant (1982) dollars		$18	$22	$21	$71	$545
nnel per occupied bed				0.7	1.4	4.6
tal expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
al cost / person / year in constant (1982) dollars						
ospital		$30	$52	$63	$190	$683
her		$143	$164	$200	$403	$1,237
L	$136	$173	$216	$263	$593	$1,920
SICIANS						
mber per 100,000 population	130	125	133	135*	153	252†
edian income‡ (Constant 1982 dollars)		$21,722	$23,191	$34,407	$82,391	$99,016†
to per capita income		5.1	5.2	6.6	10.7	9.1†

†1987 ‡"Nonsalaried physicians" through 1965; "incorporated and unincorporated" in 1987

Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

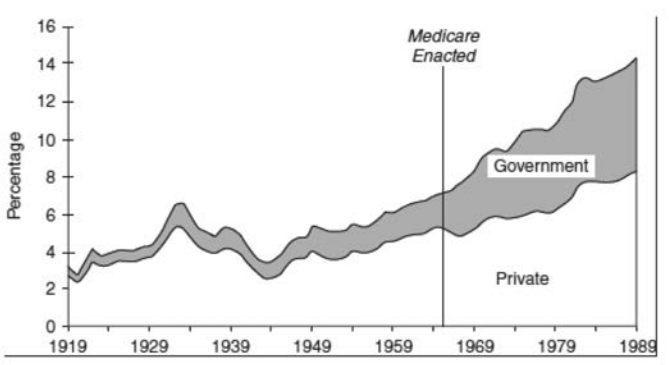
Gammon's law, not medical miracles, was clearly at work.

The federal government's assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

2-MEDICARE FUELS SPENDING

Health Spending as Percentage of National Income, 1919–1989



Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur's explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon's words, "a bureaucratic system … will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources and shrinking in terms of 'emitted' production."

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon's analysis to total medical cost rather than simply to hospital care.

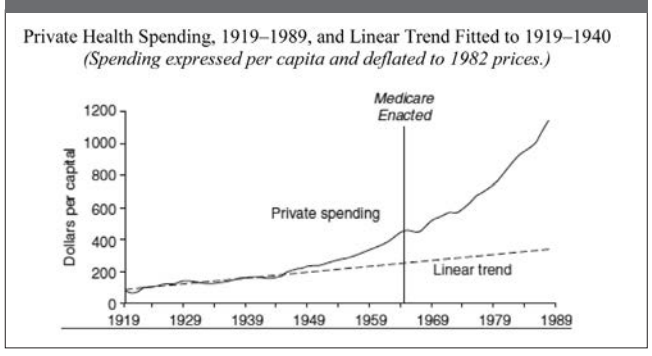
There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

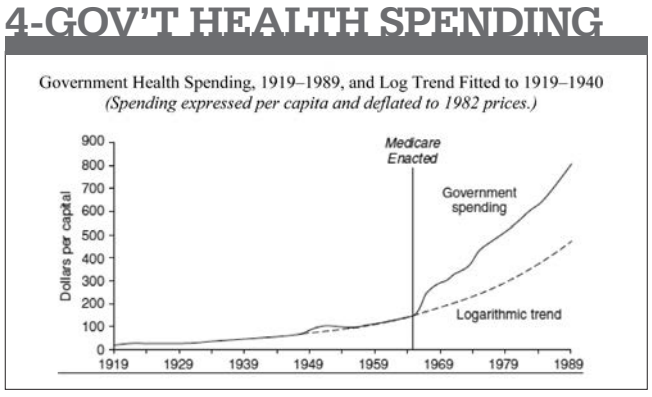
For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by $3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

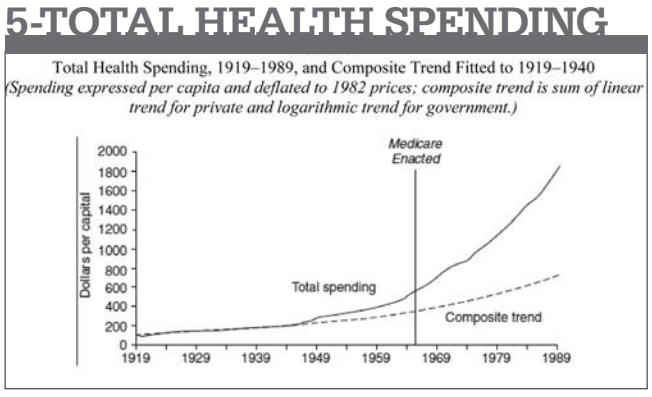
3-PRIVATE HEALTH SPENDING



4-GOV'T HEALTH SPENDING



5-TOTAL HEALTH SPENDING



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government's share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians' services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians' services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem.

The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors?

For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security.

With the same "if" we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors.

Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government's role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon's law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. "Black holes" indeed.

Why should we be surprised?

Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

(1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say $20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.

(2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

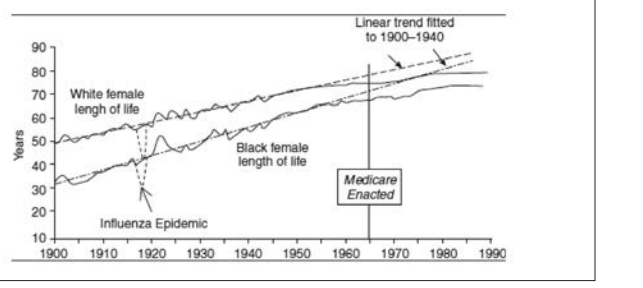
Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

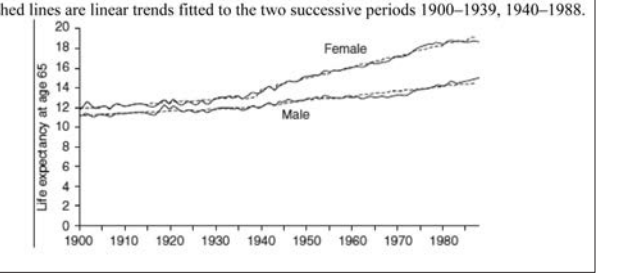
6-LIFE EXPECTANCY AT BIRTH

Estimated Length of Life at Birth of Females, 1900–1989, and Linear Trend Fitted to 1900–1940
NOTE: In computing trend, 1918 observation replaced by average of 1917 and 1919 to eliminate effect of influenza epidemic.



7-LIFE EXPECTANCY AT AGE 65

Male and Female Life Expectancy at Age 65, 1900–1988
NOTE: Dashed lines are linear trends fitted to the two successive periods 1900–1939, 1940–1988.



SUBSEQUENT INSERTIONS

--- TAX DEEDS/ SALES / ESTATE ---

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04173L

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-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.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 Condominium Parcel 105 of HURRICANE 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-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, CLERK OF COURT
(SEAL) By: T. Mann
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49402 / 11-73979
October 24, 31, 2025 25-04355L

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-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 HURRICANE 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-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, CLERK OF COURT
(SEAL) By: T. Mann
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49381 / 11-23662
October 24, 31, 2025 25-04356L

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 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 GIVEN 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 MORTGAGE CORPORATION, is Plaintiff, and : CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK,JENNIFER MARIE KIRKPATRICK, KENNETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, 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 Judgment, to wit:

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

SECOND 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 Dr Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 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 25-04272L

--- ACTIONS / ESTATE ---

SECOND INSERTION

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

JAMAICA BAY – VENTURE III, LLC d/b/a JAMAICA BAY VILLAGE,
Plaintiff, v.
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:

1980 Twin 51 Mobile Home - General without land, VIN #T2397268A, Title No. 0017457745, and VIN #T2397268B, Title 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 complaint.

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 25-04284L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

/S/ JLM
JOHN L. McDONNELL, JR.
Personal Representative
229 CARDINAL DRIVE,
CONSHOHOCKEN, PA 19428

/S/ MR
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,
Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
October 24, 31, 2025 25-04271L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-3201
IN RE: ESTATE OF: DEAN GERMAIN MYERS
Deceased

The 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 below.

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

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

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

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

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

The date of first publication of this notice was or shall be: October 24, 2025.

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

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below 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.

October 24, 31, 2025 25-04162L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 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.

October 24, 31, 2025 25-04163L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
17701 Summerlin Road
Fort Myers, Fl 33908

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

Occupant Name	Unit	Description of Property
Christopher J. Gulotta	2009	Household Items

October 24, 31, 2025 25-04160L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

1027	Angela Slager	Furniture, Appliances, Sporting Goods
1079	Hannah Cross	Clothing, Furniture, Boxes, Bags
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, Collectibles
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

October 24, 31, 2025 25-04161L

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 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

October 24, 31, 2025 25-04361L

SECOND 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 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.com
courtfilings@lindegould.com

October 24, 31, 2025 25-04165L

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-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, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACATED ALLEY ABUTTING SAID PROPERTY ON THE EAST AS VACATED IN RESOLUTIONS 4-96, RECORDED IN OFFICIAL 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 PUBLISHED 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-003228
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, VS.
BRYAN TREA, ET AL.,
DEFENDANT(S).

TO: NEFTALY EXPRESS, CORP., c/o MARTINEZ, JUNIOR, Registered Agent
Last Known Address:, 15393 SW 20 ST., Miami, FL 33185
Current Residence: UNKNOWN
TO: NEFTALY EXPRESS, CORP., c/o MARTINEZ, JUNIOR, Registered Agent
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 25-04289L

SECOND 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-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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL 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 JULIO GONZALEZ a/k/a JULIO FRANCISCO 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 duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 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
E-Mail:
eileen@maastricht-law.com
Secondary E-Mail:
legalassistant@maastrichtlaw.com

October 24, 31, 2025 25-04269L

SECOND 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 2019-3,
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

SECOND 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 WITHIN 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 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 Florida Statute § 732.216-732.228, applies, or may apply, unless a written demand is made by 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

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
LV10184
Business Observer

--- PUBLIC SALES / ESTATE ---

SECOND 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 Suite #106 Bonita Springs, FL 34135

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.

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

SECOND 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 attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 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

SECOND 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 ("District") 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, November 21, 2025, at 3:00 p.m. at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments 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 development 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 of collecting such non-ad valorem assessments.

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 Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability 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 District Manager.

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 such appeal is to be based.

District Manager
October 24, 31; November 7, 14, 2025 25-04343L

SECOND 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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is October 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
allan@allantgriffith.com
Allan T. Griffith, Esquire
Florida Bar #173669
October 24, 31, 2025 25-04335L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 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
Email:
courtfilings@capecoralattorney.com
October 24, 31, 2025 25-04339L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Property includes the storage unit contents belonging to the following tenants at the following locations:
Metro Self Storage
3021 Lee Boulevard
Lehigh Acres, FL 33971
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **11/11/2025 at 10:30am**

Occupant Name	Unit	Description of Property
Trevon Hicks	03032	Household Items
Suzanne Ackerman	04041	Household Items
Kareena Hillard	05061	Household Items

October 24, 31, 2025 25-04159L

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-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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 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.com
October 24, 31, 2025 25-04332L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Sanibel Beach Club II-South
STATE OF FLORIDA, COUNTY OF LEE

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, 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 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 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 / $5,142.96 / $2.25 / 4022 Highfield Rd, Royal Oak, MI 48073
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, 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 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 / $5,140.20 / $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 / 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 / $7,446.11 / $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 K0M 1A0 Canada
Howard F Worsey and Mary Ann Worsey 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 33868
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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-003387
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
PHYLICIA CAROLE SAUCIER; et al.,
Defendant(s).

TO: Phylicia Carole Saucier
Last Known Residence: 1608 SW 13th Ter Cape Coral, FL 33991
TO: Unknown Spouse of Phylicia Carole Saucier
Last Known Residence: 1608 SW 13th Ter Cape Coral, FL 33991

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 RECORDED IN PLAT BOOK 22, PAGES 88 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 10/17/2025,

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-2629B
Ref# 12830
October 24, 31, 2025 25-04287L

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-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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
October 24, 31, 2025 25-04279L

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-002915
AMERICAN FINANCIAL NETWORK, INC.,
Plaintiff, vs.
TIMOTHY C. CLARK, SR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant 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 NETWORK, INC. is the Plaintiff and TIMOTHY 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 PARTICULARLY DESCRIBED AS FOLLOWS:
CORRECTIVE DESCRIPTION FOR PARCEL "B":
COMMENCING AT THE 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 SOUTHWESTERN RIGHT OF WAY LINE OF S.C.L. RAILROAD; THENCE NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 1929.63 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 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 SOUTHWESTERLY RIGHT OF WAY OF AFORESAID S.C.L. RAILROAD; 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 BEGINNING.
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 THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD BEING NORTH 45 DEGREES 46 MINUTES 46 SECONDS WEST.
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL FOR AN EGRESS & INGRESS EASEMENT. BEGINNING AT THE AFORESAID 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 MINUTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 43.96 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 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 SLATER ROAD, NORTH FORT MYERS, FL 33917

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

Dated this 10/20/2025

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
22-033906 - MaM
October 24, 31, 2025 25-04318L

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 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 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary:
jtroiano@williamsparker.com
Secondary:spark@williamsparker.com
October 24, 31, 2025 25-04333L

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-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 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 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.

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

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

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

SECOND 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 MYERS, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE NORTHWEST 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 BEGINNING 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 BEGINNING. 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 above-styled 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

SECOND 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

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

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

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

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

The date of first publication of this notice is October 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
Email: courtfilings@capecoralattorney.com
October 24, 31, 2025 25-04278L

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-004737
THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
BARBARA M. ARKUSH, 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. ARKUSH SELF DECLARATION OF TRUST, DATED JUNE 22, 2000,
Defendants.

TO: BARBARA M. ARKUSH, INDIVIDUALLY, BARBARA M. ARKUSH AS TRUSTEE OF THE BARBARA M. ARKUSH SELF DECLARATION 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, NORTHBROOK, 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:

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 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
49134
October 24, 31, 2025 25-04330L

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

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 forth below.

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

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

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

Laurie Jean Taillefer,
Personal Representative
3847 Willow Creek Road
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 Representative
October 24, 31, 2025 25-04337L

--- PUBLIC SALES ---

SECOND 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 DEVELOPMENT 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

DATE:	November 21, 2025
TIME:	3:00 p.m.
LOCATION:	Estero Community Church 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 infrastructure 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 ("**Assessment Report**"). At the conclusion of the public hearings, the Board will, by 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 "**District's 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

[SECOND[1] RESOLUTION DECLARING MASTER ASSESSMENTS FOR SALTLEAF CDD]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT DECLARING 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 PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[1]This 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 this process.

WHEREAS, the Saltleaf Community Development District ("**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 **Exhibit 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 SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS**. 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. **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 by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS**. The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A,** which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **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.**

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 **Exhibit B**.

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 of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED**. The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT**. Pursuant to Section 170.04, *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 assessment 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

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

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.

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 Statutes*, 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. **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 adoption.

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

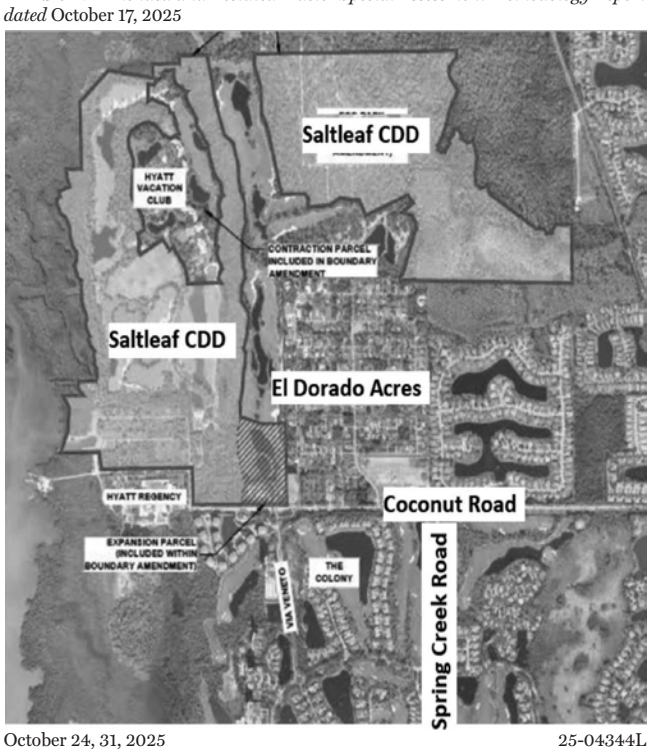
ATTEST:

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 dated* October 17, 2025



October 24, 31, 2025 25-04344L

---SALES ---

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-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 #2,
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 Florida Limited Liability Company; CALVIN HARRIS, an Individual; DALLAS HILEMAN SALES, LLC; GLADEL BNTIS; UNKNOWN TENANT #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 RECORDED IN PLAT BOOK 7, PAGE 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 3835 10300 MCGREGOR BLVD, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 25-04277L

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Business Observer

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001884
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, VS.
RICHARD J. MARTIN A/K/A RICHARD JOSEPH MARTIN ET AL.,
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 CORKSCREW WOODLANDS HOMEOWNERS` 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 WOODLANDS - PHASE I, A SUBDIVISION 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 AT CORKSCREW WOODLANDS - PHASE IX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2010000226322, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE
A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 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 25-04274L

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

SECOND 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 20140000078796, 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 48073
Robert T Auger Jr and Linda Shea / Unit Number 6B Week Number 6 and Unit Number 7A Week Number 7 / February 1, 2025 / 2025000155754 / $5,753.86 / $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, 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 / $12,999.53 / $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 Johanna 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 L1C 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 K0M 1A0 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

SECOND 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 personal property situated in Lee County, Florida:
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 as 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 190.00 feet 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

SECOND 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,
Plaintiff, v.
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

SECOND 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, LLC,
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 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 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 Mortgagee or the Mortgagee's attorney.
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 25-04299L

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 24-CC-009078
PEBBLE BEACH AT LAGUNA LAKES ASSOCIATION, INC.,
Plaintiff(s), vs.
SAMER MERHI, et al.,
Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Summary Judgment 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 4187, in the Public Records of Lee County, Florida, and all exhibits and/or Amendments attached 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

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. 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 wit:
LOT(S)33 AND 34, BLOCK 5904, UNIT 92, CAPE CORAL, 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

SECOND 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 RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-45-23-C3-01799.0270
Names in which assessed:
GULF & SOUTHERN CORPORATION, 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04171L

SECOND 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.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CONSTANCE L. DEATON AKA CONSTANCE DEATON AKA CONSTANCE LOUISE DEATON, DECEASED, et al,
Defendant(s).
To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CONSTANCE L. DEATON AKA CONSTANCE DEATON AKA CONSTANCE LOUISE DEATON, DECEASED
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 VILLAGES OF BONITA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
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 Business Observer.
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
Albertelli Law,
Plaintiff's attorney,
P.O. Box 23028,
Tampa, FL 33623
Albertelli Law at service@alaw.net
tna - 25-006587
October 24, 31, 2025 25-04294L

FOURTH 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 33976
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.
Dated: 10/3/2025
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: D Wheway
Deputy Clerk
October 10, 17, 24, 31, 2025
25-03985L

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

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Bel-Air Beach Club

STATE OF FLORIDA, COUNTY OF LEE

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 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

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 DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1765, AT PAGE 1585, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, 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 NUMBER 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 NUMBER 402 WEEK NUMBER 36 / February 1, 2025 / 2025000185305 / $2,093.92 / $1.20 / $2,891.73 / 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 / $2,093.92 / $1.20 / $2,891.73 / 3458 Valento Circle Vadnis Heights MN 55127

***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)

October 24, 31, 2025 25-04322L

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-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

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49253 / 4-84666
October 24, 31, 2025 25-04305L

SECOND 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 of which is:

CLERK OF CIRCUIT COURTS
PROBATE DIVISION
P. O. BOX 9346
FORT MYERS, FL 33902

The names and addresses of the personal representative and her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including 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
October 24, 31, 2025 25-04321L

SECOND 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 20140000074479, 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 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 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED 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 Ewanowski 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 25-04325L

SECOND 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 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 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 DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1765, AT PAGE 1585, 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

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

SANDRA SULLIVAN / UNIT NUMBER 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

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Island Towers Resort

STATE OF FLORIDA, COUNTY OF LEE

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 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 ISLAND TOWERS RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED 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 above-named Obligor(s)

October 24, 31, 2025 25-04324L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

CASE NO. 23-CA-012644

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-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 pursuant 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, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY 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, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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

Dated this 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 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

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

THIRD 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 with law.

Oct. 17, 24, 31; Nov. 7, 2025 25-04061L

THIRD 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,
Law Offices of Donald Isaac, Esq., LLC,
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 25-04081L

SECOND 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: LESLIE 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04197L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04231L

SECOND 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, S 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04172L

SECOND 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 Cheryl

PLANET MANAGEMENT GROUP, LLC
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 #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 14, 2025, in the above-styled 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.
Tax Id: 06-46-24-32-00000.0610
COMMONLY KNOWN AS: 16404 Coco Hammock Way, FT. MYERS, FL 33908.

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

Dated this 10/15/2025

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

SECOND 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, INCLUSIVE, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04174L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04169L

SECOND 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 EXCEPTING 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, CHERYL SPRAN, ESTATE OF DOLORES LORD, ESTATE OF JULIA A STORTZ, GARY KOMPARE, JOHN SKALA, JOSEPH K KOMPARE, KARL SKALA, LORA SPRAN, MARIANNE CIEPLY, RAYMOND KOMPARE, RICHARD 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025 25-04170L

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-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 DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER 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 SHERIFF'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 Complaint.

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 25-04291L

FOURTH INSERTION

NOTICE OF ACTION FOR emergency temporary custody
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-007166
Division: Judge: Carlin, John S

Kristina Tyler
Andrew Tyler,
Petitioner,
and
Kathryn Pavliscak (Deceased)
Modelien Pierre,
Respondent.

TO: Modelien Pierre
Unknown

YOU ARE NOTIFIED that an action for temporary custody by extended family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kristina Tyler, whose address is 18251 Beauty Berry Ct. Lehigh Acres FL, 33972 on or before November 10th, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: September 29th 2025

CLERK OF THE CIRCUIT COURT
(SEAL) By: TE
{Deputy Clerk}

October 10, 17, 24, 31, 2025 25-03950L

SECOND 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 bidder 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 attorney.

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

SECOND INSERTION

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 corporation,
Plaintiff, vs.
REINALDO JEAN CHARLES, DESTINY A JEAN CHARLES, TRUIST BANK, a North Carolina Banking Institution, THE UNITED STATES OF AMERICA, on behalf of THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America, SANDOVAL COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation and UNKNOWN TENANTS IN POSSESSION,
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 ADMINISTRATION, an agency of the United States of America, SANDOVAL COMMUNITY ASSOCIATION, and UNKNOWN TENANTS IN POSSESSION, 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 25-04275L

SECOND 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 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 ½ of Lot 8 and the North 10 feet of Lot 6, MCCLAIN 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

October 24, 31, 2025 25-04293L

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

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-006613
CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM 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, 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, INDIVIDUALLY 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 Condominium 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
50154
October 24, 31, 2025 25-04328L

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-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 ENDICOTT DR., INDIANAPOLIS, IN 46259

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 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
49107
October 24, 31, 2025 25-04331L

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-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 OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARTIN GOLDBERG
LAST KNOWN ADDRESS: 289 GORDON'S CORNER RD., MANALAPAN, NJ 07726

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 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
49214
October 24, 31, 2025 25-04329L

SECOND 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

SECOND INSERTION

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 at 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@mendezandmendezlaw.com
October 24, 31, 2025 25-04300L

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-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
Defendants.
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, Florida:

LOT 1, BLOCK 104, UNIT 10, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH 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 PUBLISHED 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

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-006614
CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM 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, 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, INDIVIDUALLY 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. 30, in Condominium 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 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
50153
October 24, 31, 2025 25-04317L

SECOND 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 - 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

SECOND 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 - 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, Dresser/ 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.
October 24, 31, 2025 25-04311L

FOURTH INSERTION

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, JOANNA ORTEGA, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on April 25, 2025. Case No: 2025-CA-2252

1. LOT 11, BLOCK 47, UNIT 8, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGES 177, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, AND FURTHER SUBJECT TO THE RESERVATION OF ALL OIL, GAS AND MINERAL RIGHTS AS SET FORTH IN OFFICIAL RECORDS BOOK 996 ON PAGE 289.

Parcel ID: 01-45-27-L2-08047.0110 Folio 10397641
Commonly Known as: 1245 Sunrise Blvd., Lehigh Acres, FL 33974

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901 on or before November 17, 2025 and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

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

DATED THIS 7th DAY OF October, 2025.
Kevin C. 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)
astevens@your-advocates.org
October 10, 17, 24, 31, 2025 25-03997L

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001345
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
October 10, 17, 24, 31, 2025 25-03900L

--- PUBLIC SALES / SALES ---

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Estero Island Beach Club

STATE OF FLORIDA, COUNTY OF LEE

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 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 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 ESTERO ISLAND BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM 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 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 / 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 34232

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 above-named Obligor(s)

October 24, 31, 2025 25-04326L

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE

Estero Island 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 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"), 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 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 Estero Island 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 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 ESTERO ISLAND BEACH CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM 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 33701

Max Ayers and Wilma L. Ayers / Unit Number 247 Week Number 45 / February 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 45322

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 Sheryl 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 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 / $2,766.04 / $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 / $0.74 / 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

Case No.: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 #2,

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 INVESTMENT INC., Plaintiff, and MARIANNE BOYLAN a/k/a MARIANNE M. BOYLAN; UNKNOWN SPOUSE OF MARIANNE BOYLAN a/k/a MARIANNE M. BOYLAN; CENTRAL PARK SOUTH CONDOMINIUM ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; and UNKNOWN TENANT #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 UNCLAIMED.

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

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

litigation@anthonywoodwardpa.com

October 24, 31, 2025 25-04341L

SECOND 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 - 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

SECOND 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 - 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

SECOND 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 - 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 25-04312L

--- TAX DEEDS / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE No.: 25-CA-004555
HERITAGE ENTERPRISES FL LLC,
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 CIESIELSKI,
Defendant,

TO: 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 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 Complaint or petition.

DATED this 17th day of October, 2025.

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

J.D. Manzo,
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY 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 Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-11557FL
October 24, 31, 2025 25-04286L

SECOND 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 PLACE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1488, PAGE 372-411, INCLUSIVE, AND THE CONDOMINIUM SURVEY RECORDED AT CONDOMINIUM BOOK 7, PAGES 22-24, INCLUSIVE AND THE AMENDMENT TO SAID DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1500, PAGES 1272-1277, INCLUSIVE AND THE SECOND AMENDMENT TO SAID DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1510, PAGES 256-262, INCLUSIVE AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO.
Strap Number 01-46-24-07-00005.2020
Names in which assessed:
MELVIN J GOSSMAN, MELVIN 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

SECOND 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, INC.
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 follows:

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 Complaint.

DATED this day of 10/17/2025

Kevin 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

SECOND INSERTION

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 follows:

Certificate Number: 23-23373
Year of Issuance 2023 Description of Property UNIT 212, BUILDING C, OF IVERNESS VILLAGE CONDOMINIIUM NOW KNOWN AS LOCHMOOR ON THE GREEN CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS BOOK 1084, PAGE 199, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL AMENDMENTS THERE TO, TOGETHER 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, JERROLD MATTHEW ZACHARIAS, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04258L

SECOND 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 CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000444924, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 31-45-24-62-00004.0201
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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04260L

SECOND 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 follows:

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 AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4203, PAGE 2100, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Strap Number 24-46-23-W1-0400R.0709
Names in which assessed:
MAIN REAL & CAPITAL LLC, MAIN REAL ESTATE & CAPITAL 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04254L

SECOND 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 RECORDED 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 you 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 demanded in the Complaint.

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

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

Kevin C. Karnes
Circuit and County Courts
(SEAL) By: N Wright-Angad
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-333338 FC01 RFT
October 24, 31, 2025 25-04290L

SECOND 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 follows:

Certificate Number: 23-22979
Year of Issuance 2023 Description of Property WHISPERWOOD 1, PHASE 2, UNIT 7A OF WHISPERWOOD II AS SHOWN IN OFFICIAL RECORDS BOOK 1650, PAGE 954 DESCRIBED AS: 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 DEGREES, 02 MINUTES EAST ALONG THE WESTERLY 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 0.33 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04253L

SECOND INSERTION

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 certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22900
Year of Issuance 2023 Description of Property UNIT NO. 106, BUILDING 1, TARPON LANDINGS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND APPURTENANCE THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED AS OFFICIAL RECORDS INSTRUMENT 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04251L

SECOND 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 CONDOMINIUM, 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 SPECIFIED IN SAID DECLARATION OF CONDOMINIUM.
Strap Number 34-46-24-W4-02300.2140
Names in which assessed:
DONALD W BALL SR TRUST, DONALD W. BALL, SR. REVOCABLE 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 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
25-04262L

SECOND 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, ACCORDING 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04263L

SECOND 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 follows:

Certificate Number: 23-23247
Year of Issuance 2023 Description of Property UNIT NUMBER F406, OF MOORINGS POINT CONDOMINIUM, PHASE 1, A CONDOMINIUM ACCORDING TO THE DECLARATION 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 UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 10-44-24-20-0000F.4060
Names in which assessed:
WILLIAM J MATEIKIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to 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
25-04256L

--- TAX DEEDS ---

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04233L

SECOND 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, LEHIGH 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04225L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04244L

SECOND INSERTION

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

Tax Deed #:2025001767

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 THEREOF, 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

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04246L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04247L

SECOND 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 PARTICULARLY 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 WESTERLY 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04252L

SECOND 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 follows:

Certificate Number: 23-23434
Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 549, CAPE CORAL SUBDIVISION, UNIT 11, ACCORDING TO THE PLAT 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04259L

SECOND 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 113 TO 121, INCLUSIVE, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04248L

SECOND 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 certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 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, SALVATORE 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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04193L

SECOND 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 WESTERLY DIRECTION, THE AREA ENCLOSED BETWEEN THE BACK LOTS 79 AND 80 AND THE TWO EXTENSIONS PREVIOUSLY DESCRIBED CONNECTED BY THE WATERFACE 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04249L

SECOND 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 Description of Property THE SOUTH 66 FEET OF LOT 8 OF BAILEY'S HOMESITE AS PER THE UNRECORDED PLAT THEREOF PREPARED BY HARRY K. DAVISON, LICENSED SURVEYOR OF FORT MYERS, LEE COUNTY, FLORIDA, IN JANUARY, 1939; SAID PROPERTY ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST 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 PARALLEL 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 SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST 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, AN 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 NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. ALSO LESS THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW I/4) OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR THE ROAD OF RIGHT-OF-WAY. Strap Number 11-44-24-00-00003.0000
Names in which assessed:
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

SECOND INSERTION

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 CORNER 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, EXCEPTING 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, CALVIN LITTLE, ELAINE M. NOLLETT, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04212L

SECOND 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 follows:

Certificate Number: 23-22866
Year of Issuance 2023 Description of Property LOTS 49 AND 50, BLOCK 5038, UNIT 72, CAPE CORAL SUBDIVISION, 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

25-04250L

SECOND 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 DEVELOPMENT IN THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 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 BEING IN LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 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 CALOOSA DRIVE (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 281.42 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST DEPARTING, AT RIGHT ANGLES, SAID NORTH LINE A DISTANCE OF 288.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04243L

--- ACTIONS / TAX DEEDS ---

FOURTH INSERTION

NOTICE OF ACTION FOR Petition For temporary custody By Extended Family
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-007172
Division: Judge: Swift, Carolyn D
Kristina Tyler
Andrew Tyler,
Petitioner,
and
Kathryn Pavliscak (Deceased)
Brandon Decker,
Respondent.
TO: Brandon Decker
Unknown

YOU ARE NOTIFIED that an action for temporary custody by extended family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kristina Tyler, whose address is 18251 Beauty Berry Ct Lehigh Acres, FL, 33972 on or before Nov 10, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: September 29th 2025
CLERK OF THE CIRCUIT COURT
(SEAL) By: TE
{Deputy Clerk}
October 10, 17, 24, 31, 2025
25-03949L

THIRD 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 follows:

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, FLORIDA, 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, HONORATA M OKTAY, JESUS T ORGANO, 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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04059L

THIRD 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 2025.
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 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 OF PINEWOOD SOUTH, A CONDOMINIUM, PHASE IV, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1723, PAGES 1881 THROUGH 1945, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION AND ALL AMENDMENTS THERETO. Strap Number 02-45-24-P2-00500.1808
Names in which assessed:
ESTATE OF MARGARET A POWER, ESTATE OF MARGARET A. POWER, JONI D. MODAFF, JONI MODAFF, MARGARET A POWER, SUSAN MATYUS-EHRLICH, THOMAS J POWER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to 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
25-03888L

SECOND 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 certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 Description of Property EAST HALF OF LOT 12, BLOCK 37, UNIT 12, SECTION 17, 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 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 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
25-04228L

SECOND 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04222L

FOURTH 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 request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated: 10/01/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
October 10, 17, 24, 31, 2025
25-04011L

SECOND 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04229L

FOURTH INSERTION

NOTICE OF ACTION FOR CHANGE OF NAME OF MINOR CHILD
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA – DOMESTIC RELATIONS
Case No. 25-DR-052018
IN RE: THE NAME CHANGE OF EMBER JOY RICHTER , a minor child.
IN RE: THE NAME CHANGE OF E.J.R., A MINOR CHILD
TO: JAMES MICHAEL RICHTER
15185 Iona Lakes Drive
Fort Myers, Florida 33908

YOU ARE NOTIFIED that an action for Change of Name of Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MaryElizabeth Langsam, whose address is confidential by mailing a copy to the Lee County Clerk's Office at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 on or before November 3, 2025, and file the original with the clerk of this Court at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

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

Dated: 09/24/2025.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
{Deputy Clerk}
October 10, 17, 24, 31, 2025
25-03964L

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 25-DR-007119
IN RE: The Marriage of
Pam Alicia Tinney
Petitioner
and
Christopher Ward Tinney
Respondent
TO: Christopher Ward Tinney
10004 Celtic Ash Drive, Ruskin, Florida 33573

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Pam Alicia Tinney whose address is 10224 Avelar Ridge Drive, Riverview, Florida 33578 on or before November 10, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated: 10/01/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
October 10, 17, 24, 31, 2025
25-04002L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2025001530
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: 23-20311
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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04058L

THIRD 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, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 18-45-27-18-00061.0110
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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04057L

THIRD 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 APPLICABLE) ("COOPERATIVE LOT") OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("CORPORATION"), 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 MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 4220, PAGE 3286, ET SEQ., AS FURTHER AMENDED BY THE SECOND AMENDMENT TO DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 4622, PAGE 3405, ET SEG.. (THE "SECOND AMENDMENT"), AS FURTHER AMENDED BY THE THIRD AMENDMENT To DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN INSTRUMENT NUMBER 2007000103108, ALONG WITH A CORRECTIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED AT O.R. BOOK 4220, PAGE 3273, ET SEG., A SECOND CORRECTIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED AT O.R. BOOK 4622, PAGE 3396, ET SEQ., AND A THIRD CORRECTIVE MEMORANDUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED AT INSTRUMENT NUMBER 2013000096313, PUBLIC RECORDS OF LEE COUNTY, FLORIDA (COLLECTIVELY THE "DECLARATION"), AND AS GRAPHICALLY DEPICTED IN EXHIBIT "A" TO SAID SECOND AMENDMENT (THE "PLOT PLAN") Strap Number 27-43-24-13-00003.0630
Names in which assessed:
SANTIAGO NOZIGJIA, SANTIAGO 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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04033L

THIRD 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 follows:

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 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 7 PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap 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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04045L

THIRD 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, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120
Names in which assessed:
HAYDEE GUTIERREZ FERREIRO, LAZARO PIAS MOREDO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to 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
25-04054L

--- TAX DEEDS ---

SECOND 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, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-22-03-00000.3010
Names in which assessed:
ANN M WALL, ESTATE OF ANN M. WALL, ESTATE OF ANN MARIE WALL
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to 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
25-04242L

SECOND 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 assessed:
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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04265L

SECOND INSERTION

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 UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL 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 THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-27-26-00000.0190
Names in which assessed:
DIGITAL LEADS LLC, DIGITAL LEADS, 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
25-04234L

THIRD 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 CONDOMINIUM UNIT NO. 2, TRACT S, PINEWOOD CONDOMINIUM OF LEHIGH ACRES, A CONDOMINIUM ALL AS SET OUT IN DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 373, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS DESCRIBED BY THE PLANS THEREOF RECORDED 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 05-45-27-21-00200.0020
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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04053L

SECOND 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 UNRECORDED SUBDIVISION, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 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¬∞ 40' EAST, 80 FEET; THENCE SOUTH 81¬∞ 20' EAST, 125 FEET; THENCE SOUTH 8¬∞ 40' WEST, 80 FEET TO THE POINT OF BEGINNING. 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

SECOND 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 follows:
Certificate Number: 23-16986
Year of Issuance 2023 Description of Property EAST HALF OF LOT 1, BLOCK 26, UNIT 7, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04232L

SECOND 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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-24-C2-02021.0320
Names in which assessed:
CHERYL A WALTERS, CHERYL A. WALTERS, NOAH A WALTERS III, 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04207L

FOURTH INSERTION

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

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

SECOND 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, PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04224L

SECOND 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, RECORDED 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04227L

THIRD INSERTION

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 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.
This matter will be ran in the Business Observer.
Dated: 10/08/2025
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
25-04074L

SECOND 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, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04221L

SECOND 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, LEHIGH 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 24-45-27-01-00012.0060
Names in which assessed:
BRIDGET MURPHY, DAVID 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04237L

THIRD 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 CONDOMINIUM UNIT NO. 502, BUILDING 5, OF VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN CLERK'S FILE NO. 2005000192444, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. 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 & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025
25-04038L

SECOND 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 ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 72, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04240L

SECOND 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04223L

SECOND 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
Year of Issuance 2023 Description of Property LOT 5, BLOCK 64, UNIT 12, 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 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. 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 & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025
25-04236L

--- TAX DEEDS ---

SECOND 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, COUNTY OF LEE, BEING A PART OF BLOCK 8, PINE MANOR, UNIT NO. 3, A SUBDIVISION RECORDED IN PLAT BOOK 10 AT PAGE 93, PUBLIC RECORDS 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 IRACHETA

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

25-04209L

SECOND 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 DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3609, PAGE 4068, AS AMENDED IN O.R. BOOK 4022, PAGE 2148, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO
Strap Number 22-47-25-B3-01611.0102
Names in which assessed:
SHIRLEE TACKWELL, STEVEN 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 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

25-04213L

SECOND 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 ACCORDING TO THE DECLARATION 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 UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 28-45-24-29-00003.0307
Names in which assessed:
CYNTHIA M WALSH, CYNTHIA 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04211L

SECOND 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

SECOND INSERTION

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

Tax Deed #:2025001837

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: 23-09876
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, RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04216L

SECOND 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 follows:

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, ACCORDING 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04217L

SECOND 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, ALEXANDER JOHN ALFARO

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

25-04239L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04238L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04235L

SECOND 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 GREENBRIAR SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED 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, EXCLUSIVE HOMES CONSTRUCTION, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04226L

SECOND 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 VALLIER, MICHELLE ANN RIVERA, 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

SECOND 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 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 OF LEE COUNTY, FLORIDA.
Strap Number 36-44-26-03-00014.0110
Names in which assessed:
ESTATE OF PATRICIA C IRELAND-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 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04220L

SECOND 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 CONDOMINIUM UNIT 3006, BUILDING 30, VENETIAN PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000027321, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-24-51-00030.3006
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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04210L

SECOND 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), year(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.
Strap Number 07-44-24-C2-03570.0010
Names in which assessed:
EVERGRANDE LLC, EVERGRANDE, 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

25-04208L

SECOND 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 ADDITION 2, SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE OFFICE 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:
PATRICIA S BLAUTH TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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

25-04266L

SECOND 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 RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04267L

SECOND INSERTION

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

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 5, IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 21 EAST, AND GOVERNMENT LOTS 1 AND 2, IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 21 EAST LITTLE WOOD KEY, LEE COUNTY, FLORIDA. Strap Number 23-44-21-00-00001.0000
Names in which assessed:
J MICHAEL ROONEY, J. MICHAEL 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04268L

SECOND 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 BAY 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04264L

--- TAX DEEDS ---

SECOND 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 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN 0.R BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04201L

SECOND 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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C4-02247.0030
Names in which assessed:
GISELA MARIA REYNOZA, JOSE REYNOZA WILMER, JOSE WILMER REYNOZA, MARIA A GUERRERO, MARIA A. GUERRERO, MARIA GUERRERO

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

25-04202L

SECOND 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 SUBDIVISION, UNRECORDED, AS PER PLAT ON FILE IN OFFICIAL RECORDS BOOK 520, PAGE 137, LEE COUNTY PUBLIC 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

SECOND 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 follows:

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 DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN O.R. BOOK 32. PAGE 527. PUBLIC RECORDS OF LEE COUNTY, FLORIDA, 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 BEGINNING; THENCE CONTINUE 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 BEGINNING. 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04200L

SECOND 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, INCLUSIVE, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04205L

SECOND 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, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04178L

SECOND 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, TOWNSHIP 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 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04175L

SECOND 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 SOUTHEAST 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 STRAYHORN, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04176L

SECOND 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 PUBLIC RECORDS OF LEE COUNTY, 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.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

25-04196L

SECOND INSERTION

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

Tax Deed #:2025001793

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: 20-033146
Year of Issuance 2020 Description of Property LOT 41, BLOCK 2660A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04182L

SECOND 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 Description of Property EAST HALF OF LOT 1, BLOCK 21, UNIT 6, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04177L

SECOND 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, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04198L

SECOND 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 RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04183L

SECOND 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 CORAL 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04188L

SECOND 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 PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04203L

SECOND INSERTION

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

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 RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04204L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04195L

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LW8237_Q3

--- TAX DEEDS ---

SECOND 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 follows:

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, BONITA SPRINGS AREA HOUSING DEVELOPMENT 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04181L

SECOND 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 NINETY-SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, INCLUSIVE, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04184L

SECOND INSERTION

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 RECORDED 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04186L

SECOND 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 RECORDED 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 CONSTRUCTION CORP INC, PETRA CONSTRUCTION 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04187L

SECOND 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 CORAL, UNIT 39, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C1-02739.0490
Names in which assessed:
LE TRINH HOANG INVESTMENTS, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04189L

SECOND 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, BEING 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 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

25-04179L

SECOND 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 follows:

Certificate Number: 20-014361
Year of Issuance 2020 Description of Property BLOCK 49 LESS NORTHERLY 80 FEET, UNIT 10 SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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 PROPERTIES INC, RIEDLINGER PROPERTIES 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04180L

SECOND 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 CONDOMINIUM UNIT 5-B, HALYARD CLUB CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04185L

SECOND 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 SCHULTT

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

25-04219L

SECOND 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, INCLUSIVE OF ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS, APPURTENANT 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04255L

SECOND 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 NORIEGA, 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

SECOND 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 RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C3-02722.0790
Names in which assessed:
HINSON EDDIE LEOTA RILEY 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

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04192L

SECOND 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, INCLUSIVE, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04191L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04194L

SECOND 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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-24-C1-02021.0350
Names in which assessed:
CHERYL A WALTERS, 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04206L

SECOND 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 & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025

25-04215L

THIRD INSERTION

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

Tax Deed #:2025001616

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: 23-17669
Year of Issuance 2023 Description of Property WEST ¬Ω OF LOT 1, BLOCK 15, PLAT OF UNIT 4, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, LEE COUNTY, FLORIDA Strap Number 36-44-27-04-00015.001B
Names in which assessed:
HEATHER SAMPSON, MARK PENROSE

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

25-04052L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- TAX DEEDS ---

THIRD 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, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-25-02-0000B.0240
Names in which assessed:
SERGIO G HERNADEZ, SERGIO 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04017L

THIRD 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 RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04020L

THIRD 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 follows:

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 PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04042L

THIRD 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 RECORDED 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04044L

THIRD 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, BUILDING 4, SUNSET LAKES, PHASE 1, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS THERETO, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM 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 CONDOMINIUM, 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 ELEMENTS APPURTENANT TO THE 18 COMPLETED UNITS. Strap Number 31-44-27-18-00004.0019
Names in which assessed:
MARIE IMMACULEE CORIOLAN 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04051L

THIRD 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), year(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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04041L

THIRD 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), year(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, ACCORDING 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04047L

THIRD 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 RECORDED 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04055L

THIRD 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04049L

THIRD 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 DESCRIBED PROPERTY: A PARCEL OR TRACT OF LAND SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33 (NORTHWEST CORNER OF SAID SECTION 34); THENCE S 0 DEGREES, 20'27" E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 20'27" EAST ALONG THE CENTERLINE OF A 50 FOOT WIDE DRAINAGE EASEMENT RECORDED IN DEED BOOK 237, PAGES 564 AND 565, FOR 2,631.80 FEET; THENCE SOUTH 89 DEGREES 56'53 " WEST PASSING THROUGH THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33 AND CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 2,178.00 FEET; THENCE NORTH 02 DEGREES 59'03" EAST FOR 2,632.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD, THENCE N 89 DEGREES 52'27 " EAST ALONG SAID RIGHT-OF-WAY LINE FOR 2,025.30 FEET TO THE POINT OF BEGINNING. AND BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 03 DEGREES 26'17" WEST ALONG THE EAST LINE OF SAID SECTION 33 FOR 2,661.70 FEET TO THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33; THENCE RUN NORTH 89 DEGREES 56'53" EAST FOR 175.42 FEET; THENCE RUN NORTH 00 DEGREES 20'27" WEST ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT FOR 2,656.80 FEET TO SAID COMMON CORNER OF SECTION 27, 28, 33 AND 34 AND THE POINT OF BEGINNING. AS DEPICTED ON A SITE/LOT MAP AS RECORDED IN OFFICIAL RECORDS BOOK 2549, PAGE 1659 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-24-01-00000.3710
Names in which assessed:
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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04035L

THIRD 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 CORAL 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 LABOR 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04018L

THIRD 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), year(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, ACCORDING 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 LEWIS 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

25-04023L

THIRD 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), year(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, INCLUSIVE, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04027L

THIRD 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, RECORDED 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04028L

THIRD 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04029L

THIRD INSERTION

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

Tax Deed #:2025001624

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: 23-09841
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 12-44-26-03-00027.0100
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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04046L

--- TAX DEEDS ---

THIRD 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 follows:

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 PUBLIC 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04024L

THIRD 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04025L

THIRD 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, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44 OF THE PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04026L

THIRD 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, KWANGHYUN 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04039L

THIRD 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04040L

THIRD 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 PUBLIC RECORDS OF LEE COUNTY, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04043L

THIRD 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), year(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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04021L

THIRD 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), year(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 of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to 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

25-04022L

THIRD 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 CORAL 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04030L

THIRD 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), year(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, ACCORDING 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04031L

THIRD 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 RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C4-05631.0130
Names in which assessed:
ALLISON ANDREA DELGADO, 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04032L

THIRD 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 holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 RECORDED 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04036L

THIRD 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 18, 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 CASTILLA 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04034L

THIRD INSERTION

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

Tax Deed #:2025001545

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: 23-11156
Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 38, UNIT 3, LEHIGH ACRES, SECTION 27, TOWNSHIP 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 27-44-26-03-00038.0010
Names in which assessed:
JOSE R CID, JOSE R CID GONZALEZ, OLGA Z 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04048L

THIRD 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, TOWNSHIP 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, EZECK 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04060L

THIRD 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 follows:

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 RECORDED 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 M 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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04056L

THIRD 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 follows:

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 & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

25-04050L

THIRD 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 following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 CONDOMINIUM UNIT NO. 407, BUILDING 2865, OF VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2005000192444, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap 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 according to 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

25-04037L

--- TAX DEEDS ---

FOURTH 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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-24-C3-01453.0170
Names in which assessed:
FLOURISHING 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 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03885L

FOURTH INSERTION

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

Tax Deed #:2025001430

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 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-46-25-02-00167.0380
Names in which assessed:
SCOTT L CALLARI, SCOTT L. CALLARI

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

25-03899L

FOURTH 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, ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 557, AT PAGES 354 AND 355, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-47-25-B2-00200.7360
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03901L

FOURTH 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03907L

FOURTH 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 ALMAGUER

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

25-03920L

FOURTH 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 BEGINNING, THENCE NORTH 240 FEET PARALLEL TO THE WESTERLY LINE OF SAID SECTION 35, THENCE EAST A DISTANCE OF 150 FEET PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 35, THENCE SOUTH A DISTANCE OF 240 FEET PARALLEL TO THE WESTERLY LINE OF SAID SECTION 35, THENCE WEST A DISTANCE OF 150 FEET PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 35 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. Strap Number 35-44-24-P4-00064.0060
Names in which assessed:
OMEGA HAITIAN BAPTIST CHURCH O, OMEGA HAITIAN 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03887L

FOURTH 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 DECLARATION OF CONDOMINIUM, AS RECORDED UNDER INSTRUMENT NUMBER 2005000192444, AND ALL ITS ATTACHMENTS AND AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Strap Number 31-44-25-P1-01902.0206
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03897L

FOURTH INSERTION

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

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 follows:

Certificate Number: 23-06513
Year of Issuance 2023 Description of Property UNIT 230, OF HARBOUR CAY A/K/A RIVERWALK COVE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 63, AND AS AMENDED BY AMENDMENTS, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 15-45-24-29-00000.2300
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03892L

FOURTH INSERTION

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

Tax Deed #:2025001398

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: 23-06176
Year of Issuance 2023 Description of Property APARTMENT NO. 104, CARLETON PLACE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1425 ET, SEQ., AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 06-45-24-C4-02600.1040
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 according to 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

25-03889L

FOURTH 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 Description of Property UNIT 506, BUILDING 5, ENCLAVE AT CYPRESS LAKE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2006000022259, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03894L

FOURTH 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 follows:

Certificate Number: 23-06660
Year of Issuance 2023 Description of Property UNIT 7, BUILDING 108, OF SUMMERLIN WOODS CONDOMINIUM NO. 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE(S) 2893, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-24-31-00108.0070
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03895L

FOURTH 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 THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000376102, AND AMENDED IN THE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2008000088653 AND FURTHER AMENDED IN THE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2008000088660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-45-24-49-00014.1427
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03893L

FOURTH 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03931L

FOURTH 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 follows:

Certificate Number: 23-21874
Year of Issuance 2023 Description of Property LOT 8, BLOCK 17, UNIT 2, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-02-00017.0080
Names in which assessed:
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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03932L

FOURTH 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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 27 EAST. LESS THE WEST 462 FEET AS DESCRIBED IN OR BOOK 1542, PAGE 1895. Strap Number 33-46-27-00-00001.005B
Names in which assessed:
PETE FOREMAN, PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03935L

FOURTH 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:

Certificate Number: 23-19524
Year of Issuance 2023 Description of Property LOT 6, BLOCK 71, UNIT 15, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 237 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-15-00071.0060
Names in which assessed:
NIAXFLO LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03925L

THIRD 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 SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, OF THE PUBLIC RECORDS OF LEE COUNTY, 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

25-04019L

--- TAX DEEDS ---

FOURTH INSERTION

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

Tax Deed #:2023000963

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

Certificate Number: 21-001374
Year of Issuance 2021 Description of Property Lot 30 and 31, Block 41, Unit No. 3, FORT MYERS SHORES, according to the map or plat thereof, as recorded in Plat Book 10, Page 27, of the Public Records of Lee County, Florida Strap Number 29-43-26-03-00041.030A
Names in which assessed:
SHOBE JUMAN

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

25-03864L

FOURTH INSERTION

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

Tax Deed #:2025001357

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

Certificate Number: 23-04813
Year of Issuance 2023 Description of Property LOTS 13 AND 14, BLOCK 2155, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1-13 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C2-02155.0130
Names in which assessed:
RGEUROSANIT GROUP LLC

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

25-03879L

FOURTH INSERTION

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

Tax Deed #:2025001358

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

Certificate Number: 23-04841
Year of Issuance 2023 Description of Property LOTS 37 AND 38, BLOCK 2141, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1-13, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C3-02141.0370
Names in which assessed:
CAS PROPERTIES, INC.

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

25-03880L

FOURTH INSERTION

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

Tax Deed #:2025001371

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

Certificate Number: 23-11754
Year of Issuance 2023 Description of Property LOT 10, BLOCK 74, UNIT 8, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-08-00074.0100
Names in which assessed:
ORLANDO PACHECO

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

25-03912L

FOURTH INSERTION

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

Tax Deed #:2025001447

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

Certificate Number: 23-08820
Year of Issuance 2023 Description of Property LOT 10, BLOCK 27, BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-47-25-B2-00327.0100
Names in which assessed:
ADRIANA MERCADO, NICOLAS 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03902L

FOURTH 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03890L

FOURTH INSERTION

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

Tax Deed #:2025001324

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

Certificate Number: 23-00717
Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 2811, UNIT 40, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C1-02811.0280
Names in which assessed:
LISA PARKS

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

25-03865L

FOURTH 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, PASCAL 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03868L

FOURTH INSERTION

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

Tax Deed #:2025001356

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

Certificate Number: 23-01152
Year of Issuance 2023 Description of Property LOTS 11 AND 12, BLOCK 4318, CAPE CORAL, UNIT 61, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4-20, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04318.0110
Names in which assessed:
TSAVO GROUP INC, TSAVO GROUP INC.

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

25-03869L

FOURTH INSERTION

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

Tax Deed #:2025001361

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

Certificate Number: 23-01182
Year of Issuance 2023 Description of Property LOTS 12 AND 13, BLOCK 4122, CAPE CORAL UNIT 57, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C2-04122.0120
Names in which assessed:
FERRA PROPERTIES LLC

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

25-03870L

FOURTH INSERTION

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

Tax Deed #:2025001598

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

Certificate Number: 23-05125
Year of Issuance 2023 Description of Property LOT 17, BLOCK 40, PALMONA PARK UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 56 THROUGH 57, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-02-00040.0170
Names in which assessed:
SHANE DENSLOW

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

25-03882L

FOURTH INSERTION

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

Tax Deed #:2025001485

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

Certificate Number: 23-05364
Year of Issuance 2023 Description of Property LOTS 20 AND 21, BLOCK 2058, CAPE CORAL, UNIT 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-24-C3-02058.0200
Names in which assessed:
SANDRA GARIBALDI

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

25-03884L

FOURTH INSERTION

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

Tax Deed #:2025001405

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

Certificate Number: 23-08045
Year of Issuance 2023 Description of Property UNIT NO. 202, BUILDING 3, PHASE 2 OF TIMBERLINE VILLAGE I OF CROSS CREEK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1780, PAGE 1984, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-45-25-05-00003.2020
Names in which assessed:
REALDRONE107 LLC, REALDRONE107, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03898L

FOURTH INSERTION

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

Tax Deed #:2025001583

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

Certificate Number: 23-09940
Year of Issuance 2023 Description of Property LOT 1, BLOCK 95, UNIT 10, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS, LEE COUNTY, FLORIDA; LESS SUBSURFACE RIGHTS Strap Number 12-44-26-10-00095.0010
Names in which assessed:
HELEN HELENA VOLLMER, WALTER GEORGE VOLLMER

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

25-03903L

FOURTH INSERTION

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

Tax Deed #:2025001379

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

Certificate Number: 23-11998
Year of Issuance 2023 Description of Property LOT 16, BLOCK 36, REPLAT OF TRACT H - UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA. ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 168, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-05-00036.0160
Names in which assessed:
CONNIE R ADAMS, CONNIE R. ADAMS, CONNIE RAE ADAMS

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

25-03914L

FOURTH INSERTION

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

Tax Deed #:2025001512

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

Certificate Number: 23-19283
Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 62, UNIT 15, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THER CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 166 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-27-15-00062.0140
Names in which assessed:
CLAUDIA OLCAY, UYGUR OLCAY

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

FOURTH 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, WILLARD 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 & Comptroller.

October 10, 17, 24, 31, 2025

25-03926L

FOURTH INSERTION

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

Tax Deed #:2025001477

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

Certificate Number: 23-21200
Year of Issuance 2023 Description of Property LOTS 29, 30, 31 AND 32, BLOCK 59, NORTH PART PLAT OF UNIT 6, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-06-00059.0290
Names in which assessed:
LEHIGH ACRES LOTS LAND TRUST, LEHIGH ACRES LOTS LAND TRUST DATED 8/23/2022

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

25-03927L

--- TAX DEEDS ---

FOURTH 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, EDWARD F. SARAFIN, ELIZABETH N SARAFIN, ELIZABETH N. SARAFIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03866L

FOURTH 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 107 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-23-C3-06148.0520
Names in which assessed:
INVERSIONES COVENPRO S A S

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03867L

FOURTH 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 TO 137, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-43-23-C3-04084.0150
Names in which assessed:
PETER J KOSLOWSKY, PETER J. KOSLOWSKY JR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03871L

FOURTH 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 RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C2-02604.0650
Names in which assessed:
ROBIN R VOLANTE, ROBIN R. VOLANTE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03875L

FOURTH 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, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 21 THROUGH 38, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-23-C2-03100.0310
Names in which assessed:
BOLITAS COMMERCIAL GROUP LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03876L

FOURTH 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 BIBAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03877L

FOURTH 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 SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 40 TO 61, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. No 2112 NE 27TH TER Strap Number 29-43-24-C3-02280.0250
Names in which assessed:
HYACINTH A CHIN, HYACINTH AGATHA CHIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03878L

FOURTH 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 RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-24-C4-02214.0130
Names in which assessed:
H E MULLEN, HERBERT E. MULLEN, MILDRED W. MULLEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03881L

FOURTH 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, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-26-03-00025.0140
Names in which assessed:
ARCENIO GUTIERREZ LIBRADO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03908L

FOURTH INSERTION

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

Tax Deed #:2025001599

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

Certificate Number: 23-11946
Year of Issuance 2023 Description of Property LOT 14, BLOCK 113, UNIT 12, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-12-00113.0140
Names in which assessed:
PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03913L

FOURTH 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, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-45-26-31-0000A.0250
Names in which assessed:
ANITA ROBERTS, JOHN J ROBERTS, JOHN J. ROBERTS, JOHN ROBERTS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03915L

FOURTH 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 follows:

Certificate Number: 23-13670
Year of Issuance 2023 Description of Property LOT 11, BLOCK 22, UNIT 6, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-06-00022.0110
Names in which assessed:
TAREK KHAYYAT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03919L

FOURTH 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, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 176 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 01-45-27-07-00041.0110
Names in which assessed:
ESTATE OF GEORGE J. HEIDEMARK, ESTATE OF MARIAN B HEIDEMARK, MARIAN B HEIDEMARK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03863L

FOURTH INSERTION

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 RECORDED IN PLAT BOOK 14, PAGES 149 THROUGH 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-24-C1-02069.0220
Names in which assessed:
GUTIERREZ CUSTOM HOMES CORP, ROYAL SOUTHWEST HOLDINGS LLC, SALGADO GENERAL SERVICES CORP.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03883L

FOURTH 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, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 26, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-26-05-00014.0190
Names in which assessed:
ELOY PALACIOS, ELOY RANDALL PALACIOS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03906L

FOURTH 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 certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11546
Year of Issuance 2023 Description of Property UNIT A-104, THE SOMERSET AT WESTMINSTER, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2778, PAGE 3853, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-26-12-0000A.0104
Names in which assessed:
EDWIN B WALLIS, EDWIN B. WALLIS JR TRUST UNDER AGREEMENT DATED JULY 10, 2013

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03911L

FOURTH 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 follows:

Certificate Number: 23-12881
Year of Issuance 2023 Description of Property LOT 5, BLOCK 2, UNIT 1, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 189, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-45-26-01-00002.0050
Names in which assessed:
PHILIP A LITANO, PHILIP A. LITANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03916L

FOURTH 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:
JEAN RODRIGUEZ FLEURINOR, ROSE D FLEURINOR, ROSE D. FLEURINOR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03921L

--- TAX DEEDS ---

FOURTH INSERTION

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

Tax Deed #:2025001584

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

Certificate Number: 23-09950
Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 98, UNIT 10, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-26-10-00098.0080
Names in which assessed:
ANDY RUSSELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03904L

FOURTH INSERTION

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

Tax Deed #:2025001427

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

Certificate Number: 23-02706
Year of Issuance 2023 Description of Property LOTS 36 AND 37, BLOCK 2561, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 15 THROUGH 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-23-C1-02561.0360
Names in which assessed:
SOUTHWEST FLORIDA PROPERTIES L, SOUTHWEST FLORIDA PROPERTIES LLC, SOUTHWEST FLORIDA PROPERTIES, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03874L

FOURTH INSERTION

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

Tax Deed #:2025001597

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

Certificate Number: 23-11465
Year of Issuance 2023 Description of Property LOT 4, BLOCK 30, UNIT 2, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 82 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-26-02-00030.0040
Names in which assessed:
MARIA FELIZ GUTIERREZ, PORFIRIO GUTIERREZ, PROFIRIO GUTIERREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03909L

FOURTH INSERTION

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

Tax Deed #:2025001364

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

Certificate Number: 23-11494
Year of Issuance 2023 Description of Property LOT 9, BLOCK 15, UNIT 3, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-44-26-03-00015.0090
Names in which assessed:
AMERICAN ESTATE & TRUST, AMERICAN ESTATE AND TRUST, ELIZABETH BARRERA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03910L

FOURTH INSERTION

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

Tax Deed #:2025001462

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13195
Year of Issuance 2023 Description of Property LOT 1, BLOCK 26, UNIT 3, LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-26-03-00026.0010
Names in which assessed:
RNM REALTY LLC, RNM REALTY, LIMITED LIABILITY COMPANY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03917L

FOURTH INSERTION

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

Tax Deed #:2025001500

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

Certificate Number: 23-18270
Year of Issuance 2023 Description of Property LOT 20, BLOCK 51, UNIT 12, TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 218 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-27-12-00051.0200
Names in which assessed:
GIOVANI ALEXANDER VARGAS GARCIA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03923L

FOURTH INSERTION

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

Tax Deed #:2025001366

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

Certificate Number: 23-01299
Year of Issuance 2023 Description of Property LOT(S) 41 AND 42, BLOCK 3874, UNIT 53, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, IN PLAT BOOK 19, PAGE 64 TO 78, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C2-03874.0410
Names in which assessed:
EDWIN BAYARDO NARANJO OCAMPO, NANCY DEL ROSARIO VEGA LEDESMA, NANCY VEGA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03873L

FOURTH INSERTION

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

Tax Deed #:2025001420

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

Certificate Number: 23-05615
Year of Issuance 2023 Description of Property LOTS 72 AND 73, BLOCK 741, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 THRU 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C3-00741.0720
Names in which assessed:
JOSEPHINE WARDOWSKI TRUST, THE JOSEPHINE WARDOWSKI TRUST DATED NOVEMBER, 1991

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03886L

FOURTH INSERTION

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

Tax Deed #:2025001441

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

Certificate Number: 23-06471
Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 515, BUILDING 5, VENETIAN PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000027321, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-24-51-00005.0515
Names in which assessed:
1812788 ONTARIO LIMITED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03891L

FOURTH INSERTION

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

Tax Deed #:2025001376

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

Certificate Number: 23-13593
Year of Issuance 2023 Description of Property LOT 4, BLOCK 8, SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-01-00008.0040
Names in which assessed:
WADLEY LAFRANCE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03918L

FOURTH INSERTION

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

Tax Deed #:2025001478

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

Certificate Number: 23-21337
Year of Issuance 2023 Description of Property LOTS 1 AND 18, BLOCK 34, UNIT 6, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 112, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-45-27-06-00034.0010
Names in which assessed:
GERARDO BUSTAMANTE GONZALEZ, JUANITA NAYELI TREVINO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03928L

FOURTH INSERTION

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

Tax Deed #:2025001588

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

Certificate Number: 23-21922
Year of Issuance 2023 Description of Property LOT 2, BLOCK 26, UNIT 6, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 20, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-27-06-00026.0020
Names in which assessed:
ALCIDES TADEO RUSSO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03933L

FOURTH INSERTION

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

Tax Deed #:2025001605

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

Certificate Number: 23-10130
Year of Issuance 2023 Description of Property LOT 6, BLOCK 78, UNIT 8, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-44-26-08-00078.0060
Names in which assessed:
EVERETT S ACKERMAN SR, EVERETT S. ACKERMAN SR, EVERETT SHARP ACKERMAN SR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03905L

FOURTH INSERTION

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

Tax Deed #:2025001474

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

Certificate Number: 23-01237
Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 4104, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C4-04104.0330
Names in which assessed:
ALEXANDRA PARLEBAS, ALEXANDRA THERESE CLA PARLEBAS, ALEXANDRA THERESE CLAIR PARLEBAS, ALEXANDRA THERESE CLAIRE PARLEBAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03872L

FOURTH INSERTION

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

Tax Deed #:2025001330

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

Certificate Number: 23-21493
Year of Issuance 2023 Description of Property LOT 29, BLOCK 7, UNIT 5, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 42 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-05-00007.0290
Names in which assessed:
CARLTON C GUYOT, CARLTON C. GUYOT, MARGARET L GUYOT, MARGARET L. GUYOT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03929L

FOURTH INSERTION

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

Tax Deed #:2025001382

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

Certificate Number: 23-17724
Year of Issuance 2023 Description of Property LOT 17, BLOCK 34, UNIT 9, REPLAT OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 55, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 36-44-27-09-00034.0170
Names in which assessed:
MARIE A SIMON, MARIE A. SIMON, STEVE C SIMON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03922L

FOURTH INSERTION

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

Tax Deed #:2025001340

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

Certificate Number: 23-21683
Year of Issuance 2023 Description of Property LOT 11, BLOCK 11, UNIT 2, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 125, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-02-00011.0110
Names in which assessed:
CONCETTA GIAMMARCO, ESTATE OF MARIO B. GIAMMARCO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03930L

FOURTH INSERTION

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

Tax Deed #:2025001384

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

Certificate Number: 23-22232
Year of Issuance 2023 Description of Property LOT 3, BLOCK 97, UNIT 15, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-45-27-15-00097.0030
Names in which assessed:
RONALD A BOYS, RONALD A. BOYS, RONALD BOYS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/02/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

October 10, 17, 24, 31, 2025

25-03934L