

Public Notices

Business
Observer

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

MARCH 14 - MARCH 20, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice
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 Stowaway Charters located at 8980 WOODGATE MANOR COURT in the County of Lee, Florida, in the City of Fort Myers, Florida 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of March, 2025.
Commercial Real Estate Consultants, LLC.
Raymond F. Sandelli, Mgr.
March 14, 2025 25-01060L

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 CRE Consultants located at 12140 Carissa Commerce Ct., Suite 102 in the City of Fort Myers, Lee County, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of March, 2025.
Commercial Real Estate Consultants, LLC.
Raymond F. Sandelli, Mgr.
March 14, 2025 25-01048L

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 DocuNinja located at 14799 Soaring Eagle Ct, in the County of Lee, in the City of Fort Myers, Florida 33912 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Fort Myers, Florida, this 12th day of March, 2025.
INVOICE NINJA LLC
March 14, 2025 25-01098L

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of William Wade Persinger; If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of William Wade Persinger, and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described and Ashley Dawn Chandler on the 31st day of March 2025 at 11:00 a.m., on property at 356 West Buell Drive, Lot #37, Ft. Myers, Lee County, Florida 33905, in Siesta Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1970 HOME Mobile Home
VIN No.: MF2644D
Title No.: 3928072
And All Other Personal Property Therin

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
March 14, 21, 2025 25-01059L

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 CRE Consultants, LLC located at 12140 Carissa Commerce Ct., Suite 102 in the City of Fort Myers, Lee County, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of March, 2025.
Commercial Real Estate Consultants, LLC.
Raymond F. Sandelli, Mgr.
March 14, 21, 2025 25-01048L

--- TAX DEEDS ---

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: **12750 Trade Center Dr Bonita Springs, FL 34135. April 3, 2025 at 11:45AM.**
Derek Sherrill
Items in unit: Holiday decorations, tv, filing cabinet, computer monitor, shelves, folding tables, boxes, totes, bags, lamp
The auction will be listed and advertised on www.storagegettreasures.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.
March 14, 21, 2025 25-01045L

FIRST INSERTION

PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **11301 Bonita Beach Rd SE, Bonita Springs, FL 34135, April 03, 2025 at 12:30PM**
Adrienne Campbell
Household Goods/Furniture
Zhane Nash
Household Goods
The auction will be listed and advertised on www.storagegettreasures.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.
March 14, 21, 2025 25-01046L

FIRST 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-1582
IN THE MATTER OF:
ROSA MARIA GUINART GUTIERREZ
Petitioner And
MARCELO EUGENIO SOUTULLO RUIZ
Respondent.
TO: Marcelo Eugenio Soutullo Ruz (Respondent/Husband)
Last Known address: 637 Rue Principal, Laval Quebec H7X 1E2
YOU ARE NOTIFIED that an action regarding the Petition for Dissolution of Marriage has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before April 21, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or strike of pleadings.
DATED this 10th day of March 2025.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E. Bakelman
Deputy Clerk

Mar. 14, 21, 28; Apr. 4, 2025 25-01093L

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of William Wade Persinger; If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of William Wade Persinger, and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described and Ashley Dawn Chandler on the 31st day of March 2025 at 11:00 a.m., on property at 356 West Buell Drive, Lot #37, Ft. Myers, Lee County, Florida 33905, in Siesta Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1970 HOME Mobile Home
VIN No.: MF2644D
Title No.: 3928072
And All Other Personal Property Therin

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
March 14, 21, 2025 25-01059L

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 CRE Consultants, LLC located at 12140 Carissa Commerce Ct., Suite 102 in the City of Fort Myers, Lee County, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of March, 2025.
Commercial Real Estate Consultants, LLC.
Raymond F. Sandelli, Mgr.
March 14, 21, 2025 25-01048L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024003061
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: 11-373 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.65 PB 15 PG 60 LOT 10 Strap Number 11-44-26-07-00065.0100

Names in which assessed:
GALE HOLLENKAMP, STEVE GRAWE, TINA JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025 25-00981L

FIRST INSERTION

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

Tax Deed #:2024003150
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: 21-865 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 13 PB 20 PG 41 LOT 19 Strap Number 26-45-27-04-00013.0190

Names in which assessed:
DIANA GEORGE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025 25-01033L

FIRST INSERTION

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

Tax Deed #:2024003083
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: 12-588 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 44 PB 18 PG 114 LOT 14 Strap Number 25-45-27-08-00044.0140

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025 25-01032L

FIRST INSERTION

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

Tax Deed #:2024003089
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: 14-44 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 61 BLK 4293 PB 21 PG 11 LOTS 3 + 4 Strap Number 31-43-23-C3-04293.0030

Names in which assessed:
LEIGH JOSEPH HUSEBY RE-VOCABLE LIVING 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025 25-00988L

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 fictitious name of Ekos on Evans located at 3501 Evans Avenue, in the County of Lee, in the City of Fort Myers, Florida 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 7th day of March, 2025.
MHP Lee I LLC
March 14, 2025 25-01047L

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 Palms Landing located at 3851 E Michigan Ave in the City of Ft 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 6th day of March, 2025.
SP Palms LLC
March 14, 2025 25-01050L

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 Sipos Dental located at 19004 Birch Road in the City of Ft 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 10th day of March, 2025.
Jon P. Sipos, D.D.S., P.A.
Dr. Aaron J. Sipos, President
March 14, 2025 25-01072L

FIRST INSERTION

NOTICE OF PUBLIC SALE
AutoNation Toyota Fort Meyers gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on 4/14/2025 at 8:30 AM at 2555 Colonial Blvd., Fort Myers, FL 33907, Phone: (239) 344-1999. \$1,817.69 is due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.
2007 TOYT
VIN#4TIBK46K97U034651
March 14, 2025 25-01064L

FIRST INSERTION

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

Tax Deed #:2024003065
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: 11-552 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.63 PB 15 PG 61 LOT 10 Strap Number 12-44-26-07-00063.0100

Names in which assessed:
INA MAY CANE

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

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024003092 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: 13-517 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 46 PB 15 PG 92 LOT 1 Strap Number 36-44-26-06-00046.0010 Names in which assessed: BESS W RAGSDALE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00987L	Tax Deed #:2024003057 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: 16-037 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.15 PB 15 PG 11 LOT 4 Strap Number 09-44-27-04-00015.0040 Names in which assessed: ADONYS PYTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00991L	Tax Deed #:2024003090 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: 16-27 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 42 BLK 2916 PB 17 PG 41 LOTS 1 + 2 Strap Number 34-43-23-C2-02916.0010 Names in which assessed: RON DROTOS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00995L	Tax Deed #:2024003068 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: 16-524 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 12 DB 254 PG 80 LOT 17 Strap Number 16-44-27-03-00012.0170 Names in which assessed: MINT 1906 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00996L	Tax Deed #:2024003071 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: 16-721 Year of Issuance 2022 Description of Property TWELFTH STREET PARK BLK G PB 15 PG 25 LOT 9 Strap Number 16-44-27-20-0000G.0090 Names in which assessed: GRACE E RULEMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01000L	Tax Deed #:2024003072 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: 16-805 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 9 DB 254 PG 70 LOT 3 Strap Number 16-44-27-03-00009.0030 Names in which assessed: HUGENNA OUTAR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01000L
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024003055 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: 15-688 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 42 PART BLK 268 PB 27 PG 65 LOT 19 Strap Number 06-44-27-07-00268.0190 Names in which assessed: GILBERTO GOMES, JOAQUIM I GOMES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00989L	Tax Deed #:2024003056 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: 16-014 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 8 DB 254 PG 95 LOT 7 Strap Number 09-44-27-02-00008.0070 Names in which assessed: LISA BENNETT, LORNE BENNETT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00990L	Tax Deed #:2024003058 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: 16-047 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.16 PB 15 PG 11 LOT 15 Strap Number 09-44-27-04-00016.0150 Names in which assessed: BAWAZIR & SESTITO PROPERTY DEVELOPMENT 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00992L	Tax Deed #:2024003059 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: 16-123 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 21 PART S BLK 123 PB 27 PG 34 LOT 5 Strap Number 09-44-27-11-00123.0050 Names in which assessed: NINE BARK CONSTRUCTION, 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00993L	Tax Deed #:2024003070 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: 16-663 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK.26 DB 254 PG 75 LOT 13 W 1/2 Strap Number 15-44-27-07-00026.013A Names in which assessed: CARMINE COLASUONNO, GIACOMA COLASUONNO, 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00998L	Tax Deed #:2024003081 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: 17-609 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.41 DB 254 PG 50 LOT 14 Strap Number 24-44-27-11-00041.0140 Names in which assessed: KAZIMER LOUIS GRABOWSKI, KI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01004L
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024003060 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: 16-124 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 21 PART S BLK 123 PB 27 PG 34 LOT 6 Strap Number 09-44-27-11-00123.0060 Names in which assessed: NINE BARK CONSTRUCTION, INC., NINE BARK CONSTRUCTION, 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00994L	Tax Deed #:2024003069 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: 16-579 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 34 PB 15 PG 16 LOT 12 W 1/2 Strap Number 14-44-27-09-00034.012A Names in which assessed: WAYNE R. MARKISON, WAYNE R. MARKISON TRUST DTD JUNE 4, 1999 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-00997L	Tax Deed #:2024003075 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: 16-850 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 15 DB 252 PG 451 LOT 23 Strap Number 17-44-27-06-00015.0230 Names in which assessed: ANDREW DOWNING, HELEN DOWNING, HELEN K DOWNING All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01002L	Tax Deed #:2024003080 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: 17-488 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.42 DB 254 PG 55 LOT 9 Strap Number 23-44-27-11-00042.0090 Names in which assessed: JACQUELINE ARNAEZ, JAMES ARNAEZ, JAMES ARNAEZ 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01003L	Tax Deed #:2024003053 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: 18-851 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 12 BLK.49 PB 19 PG 91 LOTS 33 + 34 Strap Number 17-44-23-C2-03960.0330 Names in which assessed: ALICE V. MOHRMANN, K. H. MOHRMANN, KARL H. MOHRMANN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01011L	Tax Deed #:2024003073 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: 32-36 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 54 BLK 3960 PB 19 PG 91 LOTS 33 + 34 Strap Number 17-44-23-C2-03960.0330 Names in which assessed: N. A. L. A. INVESTMENTS INC., N. A. L. A. INVESTMENT, INC., N. A. L. A. INVESTMENTS, 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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. Mar. 14, 21, 28; Apr. 4, 2025 25-01034L

PUBLISH YOUR LEGAL NOTICE

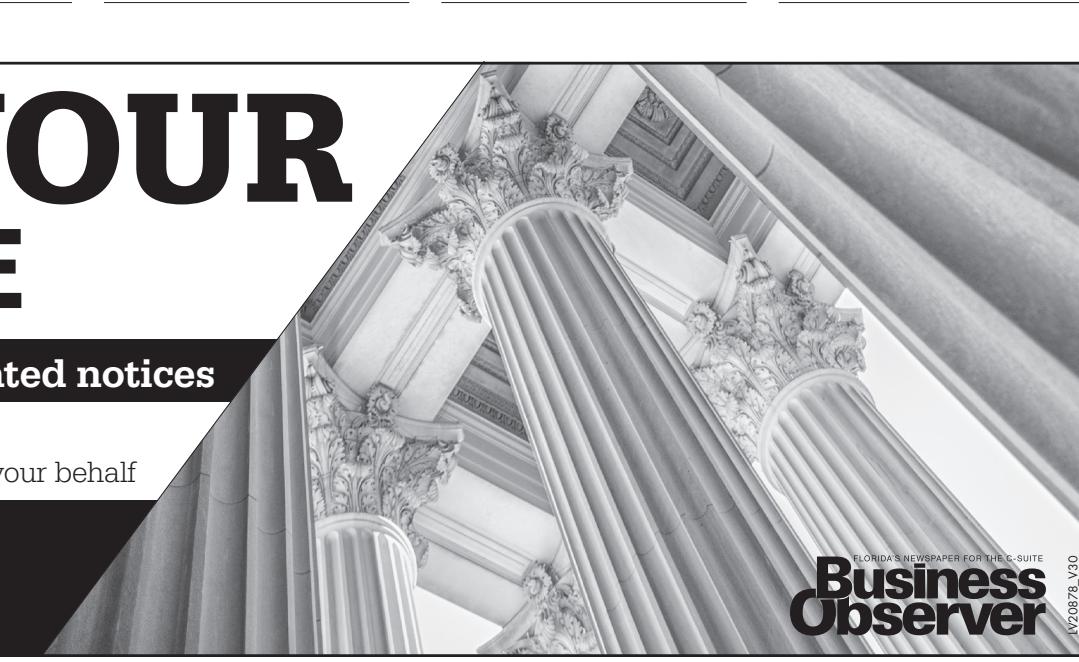
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120878-V30

--- TAX DEEDS ---

SA

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Business Observer

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2024003106
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: 21-143 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 34 PB 18 PG 76 LOT 19 Strap Number 22-45-27-06-00034.0190

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01031L

FIRST INSERTION

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

Tax Deed #:2024003062
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: 11-376 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK.66 PB 15 PG 60 LOT 18 Strap Number 11-44-26-08-00066.0180

Names in which assessed:
ELENORE R LESKOVITZ, EL-
ELORE ROMULA LESKOVITZ,
J F LESKOVITZ, JOHN FRANK
LESKOVITZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-00982L

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-719
IN RE: ESTATE OF
ANNE MARIE MAAS,
Deceased.

The administration of the Estate of ANNE MARIE MAAS, deceased, whose date of death was October 6, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 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 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 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 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 March 14, 2025.

Personal Representative:

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

The first publication of this notice is

March 14, 2025.

JACOB SCHUSTER

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

March 14, 2025 25-01063L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2024003112

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: 21-080 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.7 PB 18 PG 72 LOT 11 Strap Number 22-45-27-02-00007.0110

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01030L

FIRST INSERTION

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

Tax Deed #:2024003111

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: 21-066 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK 112 PB 18 PG 69 LOT 12 Strap Number 21-45-27-16-00112.0120

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

FIRST INSERTION

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

Tax Deed #:2024003110

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: 20-988 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 66 PB 18 PG 64 LOT 4 Strap Number 14-45-27-11-00066.0040

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01029L

FIRST INSERTION

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

Tax Deed #:2024003107

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: 20-329 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 7 PB 15 PG 130 LOT 10 Strap Number 14-45-27-02-00007.0100

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 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01027L

FIRST INSERTION

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

Tax Deed #:2024003062
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: 19-406 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 34 PB 18 PG 7 LOT 18 Strap Number 10-45-27-06-00034.0180

Names in which assessed:
ELEANOR F GIANNINI, LEO
M GIANNINI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01016L

FIRST INSERTION

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

Tax Deed #:2024003123

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: 19-407 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 34 PB 18 PG 7 LOT 19 Strap Number 10-45-27-06-00034.0190

Names in which assessed:
ELEANOR F GIANNINI, LEO
M GIANNINI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Mar. 14, 21, 28; Apr. 4, 2025

25-01017L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP110
Division P4
IN RE: ESTATE OF
RICHARD MARK CHERPAK,
Deceased.

The administration of the estate of RICHARD MARK CHERPAK, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 FILED WITHIN THE TIME PERIODS SET FORTH IN THE 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 March 14, 2025.

Personal Representative:

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

The date of first publication of this notice is March 14, 2025.

Co-Personal Representative
Thomas C. Chester, Jr.

Co-Personal Representative
Anne M. Hays

Attorney for Personal Representative

Jack P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-CP-003354
Division: Probate
IN RE: ESTATE OF WILLIAM B. STELL,
Deceased.

The administration of the Estate of William B. Stell, deceased, whose date of death was March 1, 2024, is pending in the Circuit Court for Lee County, Florida. Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is March 14, 2025.

Personal Representative:
Robert D. Stell
3418 Merritt Rd.
Sachse, TX 75048

Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
kevinkyle@gskattorneys.com
01025281.DOC/1
March 14, 21, 2025 25-01086L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000670
IN RE: ESTATE OF GISELE MAURAS
Deceased.

The administration of the estate of Gisele Mauras, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 14, 2025.

Personal Representative:
/s/ Roger Michel Mauras
Roger Michel Mauras
298 Straw Road
Manchester, New Hampshire 03102

Attorney for Personal Representative:
/s/ Monica T. Johnson
Monica Johnson, Esq., Attorney
Florida Bar Number: 1028229
Sunshine State Law, PLLC
2058 Cottage Street
Fort Myers, Florida 33901
Telephone: (239) 790-4477
Fax: (239) 201-2662
E-Mail:
info@sunshinestateawoffice.com
March 14, 21, 2025 25-01070L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-000576
JUDGE:

RACHAEL SPRING LOUKONEN
IN RE: ESTATE OF
ROBERT G. CONIDARIS,
DECEASED.

The administration of the estate of ROBERT G. CONIDARIS, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal 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 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.

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 March 14, 2025.

Personal Representative:
Joseph H. Macina, Petitioner
Ryan F. Hess, Petitioner
Franklin M. Montgomery, Petitioner
Personal Representative
1400 Estero Blvd.
Fort Myers, Florida 33931

JUAN D. BENDECK
Attorney for Personal Representative
Florida Bar No. 78298
DENTONS COHEN & GRIGSBY P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
tami.panzica@dentons.com
March 14, 21, 2025 25-01043L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-002171
Division Probate
IN RE: ESTATE OF JEFFREY R. MONTGOMERY,
Deceased.

The administration of the estate of JEFFREY R. MONTGOMERY, deceased, whose date of death was November 8, 2022, 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.

You are hereby notified that an Order of Summary Administration has been entered in the estate of JEFFREY R. MONTGOMERY, deceased, File Number 25-CP-000376, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Boulevard, Fort Myers, Florida 33901; that the decedent's date of death was December 9, 2024; that the total value of the exempt estate is \$450,000.00 and the total value of the non-exempt estate is \$17,076.51 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Joseph H. Macina
11402 Woodland View Dr.
Fredericksburg, VA 22407
Ryan F. Hess
25 Wildlife Trail
Edgewood, NM 87015
Franklin M. Montgomery
1965 Columbia Pike, Apt. 43
Arlington, VA 22204

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 March 14, 2025.

Persons Giving Notice:

Joseph H. Macina, Petitioner
Ryan F. Hess, Petitioner

Franklin M. Montgomery, Petitioner
Attorney for Persons Giving Notice

Tasha Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
tawarnock@warnocklawgroup.com
Secondary Email:
tami.panzica@dentons.com
March 14, 21, 2025 25-01043L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-002171
IN RE: ESTATE OF MARY ANN NEWMAN,
Deceased.

The administration of the estate of MARY ANN NEWMAN, deceased, whose date of death was February 24, 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 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 administration of the estate of MARY ANN NEWMAN, deceased, whose date of death was November 8, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee Justice Center - 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTWITHSTANDING 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 March 14, 2025.

Personal Representative:

Alfred Newman
4701 South Landings Drive
Ft. Myers, Florida 33919

Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd.
Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail:
service@awslaw.org
March 14, 21, 2025 25-01044L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-003025
IN RE: ESTATE OF CLIFTON GEORGE VASSELL,
Deceased.

The administration of the estate of CLIFTON GEORGE VASSELL, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee Justice Center - 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTWITHSTANDING 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 March 14, 2025.

Personal Representative:

PETER VASSELL
8780 Azalea Court
Apt. 101 Tamarac, Florida 33321

Attorney for Personal Representative:
Taniquea C. Reid, Attorney
Florida Bar Number: 92988
505 Royal Palm Beach Blvd.
Royal Palm Beach, Florida 33411
Telephone: (561) 316-6241
Fax: (561) 318-4484
E-Mail: treid@treidlaw.com
Alt. E-Mail:
assistant@peeplawfirm.com
March 14, 21, 2025 25-01071L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000605
Division Probate
IN RE: ESTATE OF FREDERICA A. COLEMAN,
Deceased.

The administration of the estate of Frederica A. Coleman, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The 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 date of first publication of this notice is March 14, 2025.

FIRST INSERTION

<p

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-657 IN RE: ESTATE OF VIOLA R. MORNINGSTAR, 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 Viola R. Morningstar, deceased, File Number 25-CP-657, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was June 28, 2024; that the total value of the estate including exempt property, is \$19,563.12, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Lori M. Watson
3130 Drummond Avenue
Vancouver, Washington 98661
Michael R. Morningstar
7624 157 Street West, Unit 207
Apple Valley, Minnesota 55124
Estate of Kyle J. Morningstar, c/o
Yoon Hwa Morningstar
831 North Pine Grove
Wichita, Kansas 67212

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 March 14, 2025.

Person Giving Notice:

Lori M. Watson
3130 Drummond Avenue
Vancouver, Washington 98661
Attorney for Person Giving Notice:
Britton G. Swank, Esq.
Florida Bar Number: 0651591
Britton G. Swank, P.A.
10175 Six Mile Cypress Parkway, Ste. 4
Fort Myers, Florida 33966
Telephone: (239) 208-3040
Fax: (239) 288-5570
E-Mail: ptg@swankelderlaw.com
Second E-Mail:
service@swankelderlaw.com
March 14, 21, 2025 25-01078L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000682 Division Probate IN RE: ESTATE OF JOHN THOMPSON ROSS JR., Deceased.

The administration of the estate of John Thompson Ross Jr., deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is March 14, 2025.

Personal Representative:

Mary Jean Ross
15740 Kilmarnock Drive
Fort Myers, FL 33912
Attorney for Personal Representative:
Mary Vlasak Snell
Attorney
Florida Bar Number: 516988
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
March 14, 21, 2025 25-01076L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-000384 Division: P (4) IN RE: ESTATE OF GABRIELLA R. HEBERT Deceased.

The administration of the Florida Estate of Gabriella R. Hebert, deceased, who died on August 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The name and the address of the Personal Representative and of his 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 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 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 or a beneficiary as specified under s. 732.221.

The date of first publication of this notice is March 14, 2025.

Personal Representative:

/s/ Andrew D. Hodes
ANDREW D. HODES
6751 N. Federal Hwy, Ste. 200
Boca Raton, FL 33487
Attorney for Personal Representative:
/s/ Andrew D. Hodes
ANDREW D. HODES, ESQ.
Florida Bar No. 91152
Andrew Hodes, P.A.
6751 N. Federal Hwy, Suite 200
Boca Raton, FL 33487
Telephone: (561) 507-1111
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
March 14, 21, 2025 25-01042L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000555 Division: P (4) IN RE: ESTATE OF MARIO CARMINE PIAMPIANO, A/K/A MARIO C. PIAMPIANO Deceased.

The administration of the estate of Mario Carmine Piampiano, A/K/A Mario C. Piampiano, deceased, whose date of death was August 28, 2024; File Number 25-CP- 000555, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, 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 March 14, 2025.

LYNNMARIE STAIANO, A/K/A LYNN MARIE STAIANO Personal Representative

18 Smithtown Crescent
Smithtown, NY 11787
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
March 14, 21, 2025 25-01075L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025-CP-000716 JUDGE: SHENKO IN RE: ESTATE OF MARIE-JOSE CATHERINE SCHOETTERT, A/K/A MARY-JO CATHERINE SCHOETTERT, A/K/A MARY JO SCHOETTERT, DECEASED.

The administration of the estate of Marie-Jose Catherine Schoettert, also known as Mary-Jo Catherine Schoettert, also known as Mary Jo Schoettert ("Decedent"), deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 14, 2025.

Personal Representative:

KIMBERLY LEACH JOHNSON
1395 Panther Lane, Suite 300
Naples, Florida 34109
Attorney for Personal Representative:
DALLAS E. KLEMMER, ESQ.
Florida Bar Number: 1044938
Quarles & Brady LLP
1395 Panther Lane, Suite 300
Naples, Florida 34109
Telephone: (239) 262-5959/
Fax: (239) 659-5004
E-Mail: dallas.klemmer@quarles.com
Secondary E-Mail:
debra.seymour@quarles.com
March 14, 21, 2025 25-01079L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-642 JUDGE: SHENKO IN RE: ESTATE OF THOMAS KRAUS Deceased.

The administration of the estate of Thomas Kaus, deceased, whose date of death was June 10, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 March 14, 2025.

Personal Representative:

/s/ Sabine Dubbel
SABINE DUBBEL
Schopenhauerstrasse 8
65191 Wiesbaden, Germany
Attorney for Personal Representative:
/s/ Patrick Ruster
PATRICK RUSTER
Email Addresses:
patrick@rusterlaw.com
Florida Bar No. 123917
1693 Main St Ste C
Sarasota, FL 34236
Telephone: 941-313-7208
March 14, 21, 2025 25-01080L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-000330 Division: Probate IN RE: ESTATE OF JEROME L. SZUMINSKI, Deceased.

The administration of the estate of Jerome L. Szuminski, deceased, whose date of death was August 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representatives have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is March 14, 2025.

Personal Representative:

Arlene M. Simansky
3920 Scheflera Drive
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
March 14, 21, 2025 25-01085L

FIRST INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is March 14, 2025.

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

The date of first publication of this notice is March 14, 2025.

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 March 14, 2025.

Personal Representative:

DIJANA ANGELOVA

209 Alberon Drive

Park Ridge, New Jersey 07656
Attorney for Personal Representative:
AMBER R. MONDOCK, ESQ.
Florida Bar Number: 118817
4760 Tamiami Trail N.,
Unit 23
Naples, Florida 34103
Telephone: (23

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE No. 25-CP-804
IN RE: ESTATE OF:
CAROLYN THOMAS VANN
Deceased

The administration of the estate of Carolyn Thomas Vann, deceased, whose date of death was December 19, 2024, 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 732.221, Florida Statutes.

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representatives:

Katheryn Ciganek,
P. O. Box 153082,
Cape Coral, FL 33915

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
Service@sitkaw.com
March 14, 21, 2025 25-01082L

FIRST INSERTION

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

Case No. 24-CC-005438
SABAL POINTE AT MAJESTIC
PALMS SECTION III
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation
Plaintiff, vs.
HOLLY NGUYEN, UNKNOWN
SPOUSE OF HOLLY NGUYEN
AND ALL OTHER OCCUPANTS OF
11660 NAVARRO WAY 1205, FORT
MYERS, FL 33908

Defendants.
Notice is hereby given that, pursuant to the Order or Final Judgment in Rem entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Lee County Fl Strap / Folio
ID31-45-24-60-00012.1205,
10537343 SABAL POINTE, AT
MAJESTIC PALMS SECTION
III DESC IN INST#2006-
434048 PH 6 BLDG 12 UNIT
1205, also more commonly
known as 11660 Navarro Way
Apt. #1205, Fort Myers, Florida
33908

Parcel ID #: 31-45-24-60-
00012.1205
Property Address: 11660 Na-
varro Way 1205, Fort Myers, FL
33908

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on March 27, 2025, in accordance with Chapter 45, Florida Statutes.

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: 03/06/2025

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

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907
March 14, 21, 2025 25-01051L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-726
Division Probate
IN RE: ESTATE OF
JANE A. MANZER,
Deceased.

The administration of the estate of Jane A. Manzer, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 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. 732.221, 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 March 14, 2025.

Personal Representatives:

Cathy Morris
54 Talleur Lane
Clinton Corners, NY 12514

Attorney for Personal Representatives:
Blake P. Hampton
E-Mail Addresses:
nosolicitations@hampton.law
frontdesk@hampton.law
Florida Bar No. 99434
Hampton Law
8931 Conference Dr Suite 2
Fort Myers, FL 33919
Telephone: (239) 309-0090
March 14, 21, 2025 25-01091L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-740
Division Probate
IN RE: ESTATE OF
JOHN K. SCHAUER,
Deceased.

The administration of the estate of John K. Schauer, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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. 732.221, 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 March 14, 2025.

Personal Representative:

Renee E. Morris
406 Chambray Hills
Peachtree City, GA 30269

Attorney for Personal Representative:
Blake P. Hampton
E-Mail Addresses:
nosolicitations@hampton.law
frontdesk@hampton.law
Florida Bar No. 99434
Hampton Law
8931 Conference Dr Suite 2
Fort Myers, FL 33919
Telephone: (239) 309-0090
March 14, 21, 2025 25-01090L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000783
Division Probate
IN RE: ESTATE OF
JULIAN QUINTANILLA JR.,
Deceased.

The administration of the estate of Julian Quintanilla Jr., deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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. 732.221, 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 March 14, 2025.

Personal Representative:

Julian Quintanilla
151 Shadowview Court
Lehigh Acres, Florida 33974

Attorney for Personal Representative:
Evana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
evana.martin@martinlawfirm.com
March 14, 21, 2025 25-01081L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND
FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case #: 24-CC-007003
Wells Fargo Bank, N.A.

Plaintiff, -vs.-
Nancy G. Fike a/k/a Nancy L. Fike;
Barry Lynn Fike a/k/a Barry Fike;
Unknown Spouse of Nancy G. Fike
a/k/a Nancy L. Fike; Unknown
Spouse of Barry Lynn Fike a/k/a
Barry Fike; Cypress Lake Estates
Condominium Association, Inc.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, and
against the above named
Defendant(s); Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, and against the above
named Defendant(s)

All creditors of the estate of Julian Quintanilla Jr., deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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. 732.221, 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 March 14, 2025.

Plaintiff, vs.

ESTER MALDONADO,
Defendant.

TO: ESTER MALDONADO
2621 Northwest Embers Terrace
Cape Coral, Florida 33993

YOU ARE NOTIFIED that an action for breach of contract for failing to pay the Plaintiff monies owed for services provided has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on HL LAW GROUP, P.A., the plaintiff's attorney, whose address is 2601 EAST OAK

LAND PARK BOULEVARD, SUITE 503, FORT LAUDERDALE, FLORIDA 33306, on or before April 16, 2025 (date), 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.

DATED 03/07/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N. Watson
DEPUTY CLERK OF COURT
Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331835 FC01 WEQ
March 14, 21, 2025 25-01038L

FIRST INSERTION

NOTICE OF ACTION PURSUANT

TO F. S. \$49.08

IN THE COUNTY COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR, LEE COUNTY, FLORIDA
CASE NO. 24-CC-006282
BARCLAYS PUBLIC ADJUSTERS
LLC,

Plaintiff, vs.

ESTER MALDONADO,
Defendant.

TO: ESTER MALDONADO
2621 Northwest Embers Terrace
Cape Coral, Florida 33993

YOU ARE NOTIFIED that an action for breach of contract for failing to pay the Plaintiff monies owed for services provided has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on HL LAW GROUP, P.A., the plaintiff's attorney, whose address is 2601 EAST OAK

March 14, 21, 28; Apr. 4, 2025 25-01061L



Are there different types of legal notices?

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

Warning notices inform you when
government, or a private party
authorized by the government, is
about to do something that may
affect your life, liberty or pursuit of
happiness.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-002473

FLORIDA FAMILY HOME

INSURANCE COMPANY,

Petitioner, vs.

MICHELLE THOEN,

Respondent.

TO: MICHELLE THOEN

LAST KNOWN ADDRESS: 905 SE 17th Terrace, Cape Coral, Florida 33990-2336

YOU ARE NOTIFIED that Florida Family Home Insurance Company has initiated a declaratory judgment action. The above-styled suit has been filed against you, and you are required to file the original of your answer with written defenses or responsive pleading on or before April 15, 2025 on the Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, Florida 33901, and you are also to send a copy of your written defenses or responsive pleading to the Petitioner Florida Family Home Insurance Company's counsel William B. Collum Esq., Butler Weihmuller Katz Craig, LLP, 400 N. Ashley Drive, Suite 2300, Tampa, Florida 33602. If you do not make an appearance and file an answer or responsive pleading, a default will be entered against you for the relief demanded in the Complaint or 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. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated: 03/06/2025

KEVIN C. KARNES
Clerk of the Court, Lee County
(SEAL) BY: K. Shoop
As Deputy Clerk

William B. Collum Esq.,
Butler Weihmuller Katz Craig, LLP,
400 N. Ashley Drive, Suite 2300,
Tampa, Florida 33602
March 14, 21, 28; Apr. 4, 2025
25-01037L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

GUARDIANSHIP ACTION
21-GA-000109

IN RE: The Guardianship of Josephine E. Ross

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$6,136.31 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 03/10/2025, IN RE: The Guardianship of Josephine E. Ross, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March 11, 2025

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk

Mar. 14; Apr. 18, 2025 25-01077L

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.

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.: 24-CA-004969

DIVISION: H

DLC MORTGAGES III, 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 PHYLLIS L. BATES,
DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on April 10, 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:

LOT 5, BLOCK 2, UNIT 1,
SECTION 9, TOWNSHIP 45
SOUTH, RANGE 27 EAST,
LEHIGH ACRES, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 27, PAGE 180, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
PARCEL IDENTIFICATION
NUMBER: 09-45-27-LC-
01002.0050
PROPERTY ADDRESS: 613
CHEMSTRAND ST E, LEHIGH
ACRES, FL 33936

pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004969 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 an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 03/11/2025

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) BY: N. Watson
Deputy Clerk

Law Offices of
Damian G. Waldman, Esq.
PO Box 5162, Seminole, FL 33779
727-538-4160;
service@dwaldmanlaw.com
March 14, 21, 2025 25-01087L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

GUARDIANSHIP ACTION
21-GA-000109

IN RE: The Guardianship of

Josephine E. Ross

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$6,136.31 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 03/10/2025, IN RE: The Guardianship of Josephine E. Ross, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March 11, 2025

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Christine Strufe
Deputy Clerk

Mar. 14; Apr. 18, 2025 25-01077L

FIRST INSERTION

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

CIVIL DIVISION

Case No. 36-2022-CA-000685

Division G

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
Plaintiff, vs.

SHERYL VANDERBERG A/K/A
SHERYL VANDENBERG,
GLADIOULS PRESERVE
HOMEOWNERS ASSOCIATION,
INC., MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR CITIBANK
FEDERAL SAVINGS BANK,
SUNCOAST CREDIT UNION, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure entered on March 10, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes on the 10th day of April, 2025 at 9:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 9 AND 10, BLOCK 4613,
CAPE CORAL UNIT 69, ACCORDING
TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 22,
PAGE(S) 31 THROUGH 51, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.

Property address: 2110 Southwest 52nd Terrace, Cape Coral, FL 33914

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

03/11/2025

Kevin Karnes

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: N. Watson

Deputy Clerk

Padgett Law Group,

Attorney for Plaintiff

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDP File No. 24-004759-2

March 14, 21, 2025 25-01089L

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 24-CA-002473

FLORIDA FAMILY HOME

INSURANCE COMPANY,

Petitioner, vs.

MICHELLE THOEN,

Respondent.

TO: MICHELLE THOEN

LAST KNOWN ADDRESS: 905 SE 17th Terrace, Cape Coral, Florida 33990-2336

YOU ARE NOTIFIED that Florida Family Home Insurance Company has initiated a declaratory judgment action. The above-styled suit has been filed against you, and you are required to file the original of your answer with written defenses or responsive pleading on or before April 15, 2025 on the Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, Florida 33901, and you are also to send a copy of your written defenses or responsive pleading to the Petitioner Florida Family Home Insurance Company's counsel William B. Collum Esq., Butler Weihmuller Katz Craig, LLP, 400 N. Ashley Drive, Suite 2300, Tampa, Florida 33602. If you do not make an appearance and file an answer or responsive pleading, a default will be entered against you for the relief demanded in the Complaint or 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. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated: 03/06/2025

KEVIN C. KARNES
Clerk of the Court, Lee County
(SEAL) BY: K. Shoop
As Deputy Clerk

William B. Collum Esq.,
Butler Weihmuller Katz Craig, LLP,
400 N. Ashley Drive, Suite 2300,
Tampa, Florida 33602
March 14, 21, 28; Apr. 4, 2025
25-01037L

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.: 24-CA-004969

DIVISION: H

DLC MORTGAGES III, 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 PHYLLIS L. BATES,
DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on April 10, 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:

LOT 5, BLOCK 2, UNIT 1,
SECTION 9, TOWNSHIP 45
SOUTH, RANGE 27 EAST,
LEHIGH ACRES, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 27, PAGE 180, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION
NUMBER: 09-45-27-LC-
01002.0050
PROPERTY ADDRESS: 613
CHEMSTRAND ST E, LEHIGH
ACRES, FL 33936

pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004969 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 an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS MY HAND and seal of this Court on 03/11/2025

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) BY: N. Watson
Deputy Clerk

Law Offices of
Damian G. Waldman, Esq.
PO Box 5162, Seminole, FL 33779
727-538-4160;
service@dwaldmanlaw.com
March 14, 21, 2025 25-01088L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

GUARDIANSHIP ACTION
21-GA-000109

IN RE: The Guardianship of

Josephine E. Ross

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$6,136.31 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 03/10/2025, IN RE: The Guardianship of Josephine E. Ross, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March

--- ACTIONS / SALES ---

FIRST INSERTION

SECOND AMENDED NOTICE AND
ORDER TO SHOW CAUSE WHY
SAID BONDS
SHOULD NOT BE VALIDATED
AND CONFIRMED

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

GENERAL CIVIL DIVISION

CASE NO.: 24-CA-007791

DIVISION: CIVIL

IBIS LANDING COMMUNITY
DEVELOPMENT DISTRICT, a local
unit of special-purpose government
organized and existing under the
laws of the State of Florida,
Plaintiff, vs.

THE STATE OF FLORIDA, AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF
IBIS LANDING COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO TAXATION
THEREIN, AND OTHERS HAVING
OR CLAIMING ANY RIGHTS,
TITLE OR INTEREST IN
PROPERTY TO BE AFFECTED BY
THE ISSUANCE OF THE BONDS
HEREIN DESCRIBED, OR TO
BE AFFECTED IN ANY WAY
THEREBY,
Defendants.

TO THE STATE OF FLORIDA,
AND THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF IBIS
LANDING COMMUNITY DEVELOPMENT
DISTRICT, INCLUDING
NON-RESIDENTS OWNING PROPERTY
OR SUBJECT TO TAXATION

THEREIN AND OTHERS HAVING
OR CLAIMING ANY RIGHT, TITLE
OR INTEREST IN PROPERTY TO
BE AFFECTED BY THE ISSUANCE
OF THE IBIS LANDING COMMU-
NITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS OR
TO BE AFFECTED IN ANY WAY
THEREBY:

Ibis Landing Community Development District (the "District") having filed its Complaint for Bond Validation of not to exceed \$20,000,000.00 principal amount of Ibis Landing Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing and equipping certain capital projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein and others having or claiming any right, title or interest in property to be affected by the issuance

of the Ibis Landing Community Development District Special Assessment Bonds or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 14th day of April, 2025, at the hour of 10:00 a.m., and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Fifteen (15) minutes have been set aside to consider this matter on said date and time before Judge Rachel Loukonen (JACS confirmation number 973616). The hearing will be conducted via Zoom videoconferencing technology which may be accessed, without charge to the participant using the following information:

The Zoom link is <https://zoom.us/join>. The Zoom Meeting ID is **983 397 1054**.

Below please find the Zoom meeting information for the Hearing scheduled before Judge Rachael Loukonen:

If you do not have a computer or smartphone, you will still be able to participate in the hearing by calling in using a telephone. Please note that there is a distinct numeric password for telephonic appearance. If you are using a computer, smartphone, or tablet, you need to be sure that you have enabled the microphone, camera

(if desired), and speaker prior to joining the meeting. The use of a camera is not required to participate, but is an available option and will permit the Judge to administer an oath to a person wishing to testify who she can see, hear, and positively identify. In such event, please have a form of identification available to produce by displaying to the camera. Please note that sometimes hearings run longer than scheduled and we may not start exactly at the designated time. You will remain in the waiting room until your case is called.

Two ways you may appear are as follows:

1. Use the following information to join a Zoom Meeting from an electronic device (computer, smartphone, or tablet with working microphone and speaker(s) and an optional camera), and joining with audio at:

Enter this Meeting ID on the Zoom website/app: Meeting ID: **983 397 1054**

Note: If you have not used the Zoom app before, please ensure the Zoom app is installed on your electronic device prior to the hearing to avoid delay.

If your electronic device does not have a working microphone/speaker(s), you may also join with audio by following the prompts to dial in by telephone. Or

2. Use a telephone for audio only, by following the prompts when

you call:
Dial by your location
+1 786 635 1003 US (Miami)
+1 312 626 6799 US (Chicago)
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 646 518 9805 US (New York)
+1 646 558 8656 US (New York)
+1 651 372 8299 US (St. Paul)
+1 267 831 0333 US (Philadelphia)
+1 301 715 8592 US (German-town)
+1 346 248 7799 US (Houston)
+1 602 753 0140 US (Phoenix)
+1 669 219 2599 US (San Jose)
+1 669 900 9128 US (San Jose)
+1 720 928 9299 US (Denver)
+1 971 247 1195 US (Portland)
+1 213 338 8477 US (Los Angeles)

+1 253 215 8782 US (Tacoma)
Meeting ID: **983 397 1054**

Find your local number: <https://zoom.us/u/ac5DyvC8vz>

If you connect before the hearing is ready to begin you may patiently wait in the waiting room to be brought into the hearing, as other hearings are being conducted.

Once in the hearing, REMEMBER YOU ARE IN COURT. DO NOT SPEAK "OVER" OTHERS AND MAINTAIN APPROPRIATE DECORUM.

If you have exhibits that you wish to introduce into evidence, THEY SHOULD BE FILED ELECTRONICALLY OR BY MAIL WITH THE CLERK OF COURT FAR IN ADVANCE OF

THE HEARING, with sufficient time to be entered into the viewable Court file.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published for general circulation in Lee County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

DONE AND ORDERED in Chambers at Fort Myers, Lee County, Florida. Rachael S. Loukonen, Circuit Court Judge

dSwdsZMp

24-CA-007791 03/12/2025 10:09:51

Electronic Service List:

Gregory L. Urbancic

<gurbanic@cyklawfirm.com>

mjohnson@cyklawfirm.com

Meagan E. Magaldi, Esq.

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<cykservice@cyklawfirm.com>

JoAnn N Biddle

<jbiddle@sao.cjis20.org>

Tyler Patrick Lovejoy

<eservice@sao20.org>

March 14, 21, 2025

25-01094L

PUBLISH YOUR LEGAL NOTICE

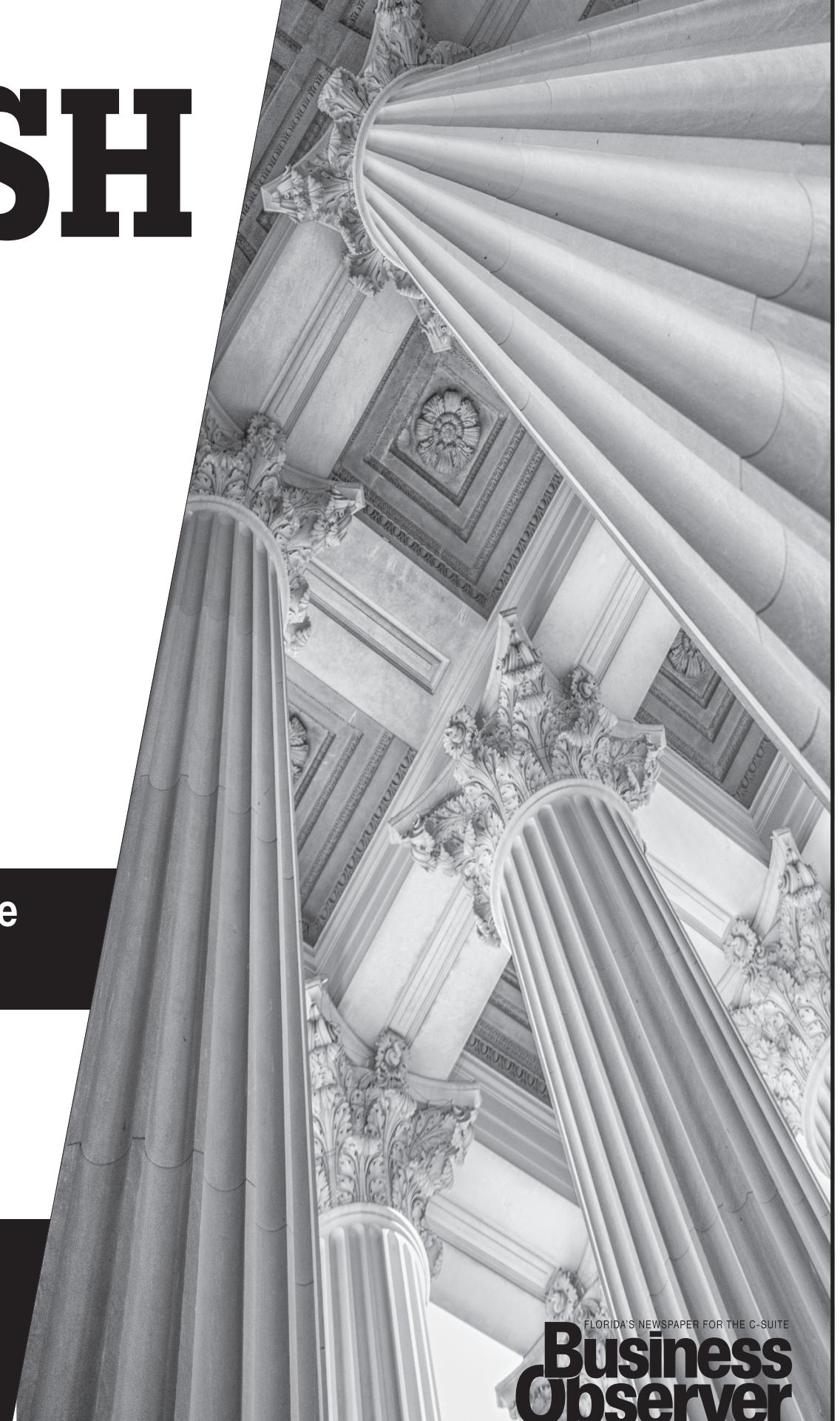
We publish all Public sale, Estate & Court-related notices

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

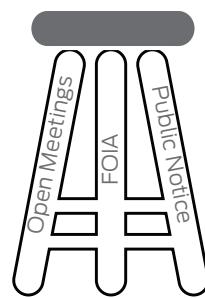


FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

Why Public Notice Should Remain in Newspapers

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



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

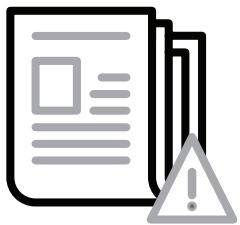
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

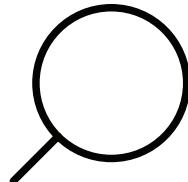


Citizens continue to learn about vital civic matters from newspaper notices.

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

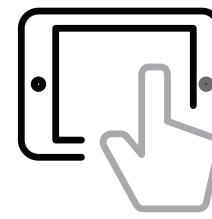
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000626
Division P(7)
IN RE: ESTATE OF
WILLIAM RICHARD ELLIOTT
Deceased.

The administration of the estate of William Richard Elliott, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 March 7, 2025.

Personal Representative:

/s/Daniel J. Edwards
DANIEL J. EDWARDS
190 Kings Ridge Ct.
Southern Pines, North Carolina 28387
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: nschuttauf@daypitney.com
Secondary E-Mail:
ediaz@daypitney.com
121272752.1
March 7, 14, 2025

25-00941L

25-00942L

25-00942L

25-00942L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-153
Division Probate
IN RE: ESTATE OF
ANTHONY EDWARD
ROSENZWEIG
Deceased.

The administration of the estate of Anthony Edward Rosenzweig, deceased, whose date of death was March 5, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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.

25-00923L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000525
IN RE: ESTATE OF
VIVIAN EDWARDS,
Deceased.

The administration of the estate of Vivian Edwards, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 March 7, 2025.

Personal Representative:

/s/Daniel J. Edwards
DANIEL J. EDWARDS
190 Kings Ridge Ct.
Southern Pines, North Carolina 28387
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: nschuttauf@daypitney.com
Secondary E-Mail:
ediaz@daypitney.com
121272752.1
March 7, 14, 2025

25-00941L

25-00942L

25-00942L

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0582
Division Probate
IN RE: ESTATE OF
MARGARET ANN HOGAN
Deceased.

The administration of the estate of Margaret Ann Hogan, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.

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 March 7, 2025.

Personal Representative:

/s/Kimberly O'Neil
Kimberly O'Neil
4394 Bismark Way
Naples, Florida 34119
Attorney for Personal Representative:
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
Grant Cottrell, PLLC
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 649-4848
Fax: (239) 643-9810
E-Mail: jeff@grantcottrell.com
Secondary E-Mail:
jennifer@grantcottrell.com
March 7, 14, 2025

25-00925L

25-00928L

25-00928L

25-00928L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-637
Division Probate
IN RE: ESTATE OF
JANET B. ROOT
Deceased.

The administration of the estate of Janet B. Root, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.

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 March 7, 2025.

Personal Representative:

/s/Michael C. Robinson
Michael C. Robinson
211 Main Street
Antwerp, New York 13608
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
March 7, 14, 2025

25-00924L

25-00928L

25-00928L

25-00928L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000640
Division Probate
IN RE: ESTATE OF
KENNETH J. MEEKINS
Deceased.

The administration of the estate of Kenneth J. Meekins, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 March 7, 2025.

Personal Representative:

/s/Chris P. Meekins
Chris P. Meekins
1870 Briarcliff Circle NE, Apt. A
Atlanta, Georgia 30329
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellars.com
March 7, 14, 2025

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000521
Division Probate
IN RE: ESTATE OF
ROBERT W. MCCORKLE
Deceased.

The administration of the estate of Robert W. McCorkle, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 March 7, 2025.

Personal Representative:

/s/Kelly L. Bowers
Kelly L. Bowers
3621 Sudbury Lane
Bonita Springs, Florida 34134
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellars.com
March 7, 14, 2025

25-00943L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE

THIRD INSERTION

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

Tax Deed #:2024002950

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: 19-020946
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 6 BLK 31 PB 18 PG 144 LOT 1 Strap Number 36-45-27-06-00031.0010

Names in which assessed:

MARY LOU BAZZLE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00769L

SECOND INSERTION

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

Tax Deed #:2024003033

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: 10-807 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 70 PB 15 PG 58 LOT 16 Strap Number 01-44-26-07-00070.0160

Names in which assessed:
CAROLINE FLESCH, CAROLINE M FLESCH, L FLESCH, LEO T FLESCH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00862L

SECOND INSERTION

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

Tax Deed #:2024003012

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: 18-020977
Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 4 BLK 13 PB 20 PG 71 LOT 50 Strap Number 35-45-27-04-00013.0500

Names in which assessed:
JOYCE M FREIMUTH, JOYCE MARIE FRIEMUTH, MARRI-ANNE P WELLS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00874L

THIRD INSERTION

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

Tax Deed #:2024002939

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: 21-016762
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK 32 PB 18 PG 76 LOT 16 Strap Number 22-45-27-06-00032.0160

Names in which assessed:

ALBANY 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00776L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock 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 whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damion Germain unit #00110; Anna Dwyer unit #00176; Edith Button unit #00194; Kelsey Stickel unit #00313; Philip R Rollins unit #00329; Pamela Morrison unit #00383; Kendall Roman unit #00400; Kenneth Winchester unit #00491; Gregory Geffe unit #00502; Jeffrey Johns unit #3010; Anna Dwyer unit #3093; Robin Gresham unit #3191; Josh Burns unit #3218; Josh Burns unit #3220; North Fort Myers Hardware, LLC/Kristel Arshed unit #COM1; Ronald Merriman unit #R16. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

March 7, 14, 2025 25-00930L

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Monday the 24th day of March 2025 at 9:00 AM. Said property is iStorage, 12859 McGregor Blvd. Ft. Myers, FL 33919 Lee County. Christopher Wallen 2100 door, water cooler. Nina Therrien 1255 kitchen utensils, games, cooler, bins, household furniture. Jeffrey Munis 862 tools, shelving, furniture, table, microwave. Daniel Sloske 607 drum, boxes, bags, clothes. Daniel Sloske 449 lamps, shoes, clothes, boxes, wall paintings. David Parker Jr. 800 household furniture, luggage, generator, cooler, bins, tools, bags, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase by cash or credit/debit card per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

March 7, 14, 2025 25-00958L

FOURTH INSERTION

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

Tax Deed #:2024002863

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: 20-956 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 49 PB 18 PG 62 LOT 8 Strap Number 21-45-27-09-00049.0080

Names in which assessed:

MARIANNE BAUD ESTATE, THE SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI (WIRASASMITA) LORENZ LIVING TRUST DATED AUG. 21, 2008

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025

25-00651L

SECOND INSERTION

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

Tax Deed #:2024003001

NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY ASSETS 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: 18-030621
Year of Issuance 2018 Description of Property CAPE CORAL UNIT 62 BLK 3097 PB 21 PG 35 LOT 17 Strap Number 26-44-23-C2-03097.0170

Names in which assessed:

BAYWOOD CONSTRUCTION INC, BAYWOOD CONSTRUCTION, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025

25-00875L

SECOND INSERTION

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

Tax Deed #:2024003034

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: 10-831 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 79 PB 15 PG 58 LOT 1 Strap Number 01-44-26-08-00079.0010

Names in which assessed:

MAXINE A VANBUSKIRK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00863L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)

IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-287

IN RE: ESTATE OF

JOHN W. PARKS

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 John W. Parks, deceased, File Number 25-CP-287, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 1, 2024; that the total value of the estate which is

exempt property and homestead property, is \$195,223.00, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Valerie K. Griffith

4501 Pilgrims Way E

Estero, Florida 33928

Larry G. Parks

537 Cambridge Park N

Maumee, Ohio 43537

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 March 7, 2025.

Person Giving Notice:

Valerie K. Griffith

4501 Pilgrims Way E

Estero, Florida 33928

Attorney for Person Giving Notice:

Britton G. Swank, Esq.

Florida Bar Number: 0651591

BRITTON G. SWANK, P.A.

10175 Six Mile Cypress Parkway, Ste. 4

Fort Myers, Florida 33966

Telephone: (239) 208-3040

Fax: (239) 288-5570

E-Mail: ptg@swankelderlaw.com

Second E-Mail:

service@swankelderlaw.com

March 7, 14, 2025 25-00977L

SECOND INSERTION

THIRD INSERTION

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

Tax Deed #:2024002939

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: 21-016762
Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 6 BLK 32 PB 18 PG 76 LOT 16 Strap Number 22-45-27-06-00032.0160

Names in which assessed:

ALBANY 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00776L

SECOND INSERTION

Notice of

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003042 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: 10-949 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 31 PB 15 PG 59 LOT 14 Strap Number 02-44-26-04-00031.0140 Names in which assessed: Judith A. Nofho, JUDITH NOTHOFF, VIRGINIA HOFF All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00864L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003048 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: 11-120 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 7 PB 26 PG 4 LOT 3 Strap Number 03-44-26-02-00007.0030 Names in which assessed: NANCY A KIELAR, STANLEY J KIELAR 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00865L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002915 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: 14-157 Year of Issuance 2022 Description of Property LEHIGH ESTATES UNIT 3 BLK 24 PB 15 PG 83 LOT 3 Strap Number 05-45-26-03-00024.0030 Names in which assessed: DULCE NOHEMI GAMEZ LUNA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00867L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003011 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: 18-020712 Year of Issuance 2018 Description of Property LEHIGH ACRES UNIT 10 BLK 52 PB 18 PG 133 LOT 20 Strap Number 27-45-27-10-00052.0200 Names in which assessed: MARGARET C CASWELL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00873L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003011 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: 18-547 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK 25 PB 15 PG 192 LOT 22 Strap Number 02-45-27-27-04-00025.0220 Names in which assessed: David P Oakley, DAVID PAUL OAKLEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00888L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003029 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: 16-698 Year of Issuance 2022 Description of Property GREENBRIAR UT 9 PART N BLK 49 PB 20 PG 16 LOT 19 Strap Number 02-44-27-13-00049.0190 Names in which assessed: EURO MEVIUS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00866L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003023 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: 15-443 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 49 PB 27 PG 15 LOT 17 Strap Number 03-44-27-13-00045.0170 Names in which assessed: DALE G YOZAMP All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00868L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003029 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: 17-926 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 17 DB 252 PG 466 LOT 15 Strap Number 28-44-27-05-00017.0150 Names in which assessed: JOSE LUIS CORDOVA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00870L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003031 NOTICE IS HEREBY GIVEN that AGTC 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: 70-58 Year of Issuance 2022 Description of Property SUNVIEW BUSINESS CTR CONDO OR 1751 PG 2868 UNIT 103 Strap Number 11-45-24-P2-00100.1030 Names in which assessed: TEN MILE CANAL LLC, TEN MILE CANAL, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00785L
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000373 Division Probate IN RE: ESTATE OF GREGORY GIRARD GRAY Decceased. The administration of the estate of GREGORY GIRARD GRAY, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000566 IN RE: ESTATE OF MARIE JUNETTE SONCEAU, Deceased. The administration of the estate of MARIE JUNETTE SONCEAU, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000967L IN RE: ESTATE OF CYNTHIA ZOLMAN 1020 E Walton Blvd Pontiac, Michigan 48340 Attorney for Personal Representative: Alan M. Celej, Attorney Florida Bar Number: 1024890 12730 McGregor Boulevard Fort Myers, FL 33919 Telephone: (239) 266-2619 Fax: (239) 309-0557 E-Mail: acelej@celejlaw.com March 7, 14, 2025 25-00967L	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003027 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: 11-354 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 7 BLK 58 PB 15 PG 60 LOT 19 Strap Number 11-44-26-07-00058.0190 Names in which assessed: ZEBEDEE T CLARKE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00866L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003043 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: 15-172 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 13 BLK 49 PB 20 PG 16 LOT 19 Strap Number 02-44-27-13-00049.0190 Names in which assessed: EURO MEVIUS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00868L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003023 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: 15-443 Year of Issuance 2022 Description of Property GREENBRIAR UT 9 PART N BLK 45 PB 27 PG 15 LOT 17 Strap Number 03-44-27-13-00045.0170 Names in which assessed: DALE G YOZAMP All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00869L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003029 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: 16-698 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 12 BLK 48 DB 254 PG 75 LOT 13 W 1/2 Strap Number 15-44-27-12-00048.013A Names in which assessed: JOSE LUIS CORDOVA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00870L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003031 NOTICE IS HEREBY GIVEN that AGTC 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: 70-58 Year of Issuance 2022 Description of Property SUNVIEW BUSINESS CTR CONDO OR 1751 PG 2868 UNIT 103 Strap Number 11-45-24-P2-00100.1030 Names in which assessed: TEN MILE CANAL LLC, TEN MILE CANAL, 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 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00872L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003024 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: 18-800 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 5 BLK 15 PB 15 PG 211 LOT 7 Strap Number 03-45-27-05-00015.0070 Names in which assessed: ANNIE B RAMSAY, ANNIE B RAMSEY, E LEIGH RAMSAY, E LEIGH RAMSEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. March 7, 14, 21, 28, 2025 25-00870L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003030 NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY ASSETS 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: 19-024995 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 13 PB 14 PG 151 LOT 6 Strap Number 07-44-24-C1-02013.0060 Names in which assessed: AQ FL LAND LLC, AQ FL LAND, 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.		

SECOND INSERTION

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

CASE NO.:24CA7978

ASTON A. HENRY JR. a/k/a

ASTON HENRY a/k/a ASTON A.

HENRY AND CHERI E. HENRY a/k/a CHERI HENRY

Plaintiffs, vs.

MYCO FUNDING INC., and THE

2007 AMENDED AND RESTATED

ALFRED E. KLEIN REVOCABLE

LIVING TRUST AGREEMENT,

Defendants.

TO: THE 2007 AMENDED AND

RESTATED ALFRED E. KLEIN RE-

VOCABLE LIVING TRUST AGREE-

MENT, Unknown Heirs, Devisees,

Grantees, Creditors, and Other Un-

known Persons or Unknown Spouses

Last known address: 9165 SW 14th

Street, Suite 1204, Boca Raton FL 33428

YOU ARE NOTIFIED that an action has been filed against you for quiet title under Chapter 65, Fla. Stat. for the following premises located in Lee County, Florida:

A) 1232 Damen St. E., Lehigh

Acres FL 33974

B) 770 Ashley Road, Lehigh

Acres FL 33974

C) 1028 Cresthaven St. Lehigh

Acres FL 33974

D) 1131 Holmes Ave S., Lehigh

Acres FL 33974

E) 629 Hutton St., Lehigh Acres

FL 33974,

with a legal descriptions as follows:

PARCEL A:

LOT 1, BLOCK 18, UNIT 4,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE MAP OR PLAT

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 18,

PAGE 142, PUBLIC RECORDS,

LEE COUNTY, FLORIDA.

PARCEL B:

LOT 3, BLOCK 11, UNIT 5,

SECTION 23, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

20, PAGE 25 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL C:

LOT 5, BLOCK 13, UNIT 3,

SECTION 26, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

20, PAGE 40 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL D:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL E:

LOT 14, BLOCK 2, UNIT 3,

SECTION 28, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

20, PAGE 57 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL F:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL G:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL H:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL I:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL J:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL K:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL L:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL M:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL N:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

PARCEL O:

LOT 3, BLOCK 41, UNIT 8,

SECTION 36, TOWNSHIP 45

SOUTH, RANGE 27 EAST, LE-

IGH ACRES, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

18, PAGE 146 OF THE PUBLIC

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

FOURTH INSERTION

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

Tax Deed #:2024002885

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: 15-766 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 54 BLK 318 PB 27 PG 77 LOT 2 Strap Number 06-44-27-19-00318.0020

Names in which assessed:

ALEXANDER P LAROCHE, JORDAN A LAROCHE, KASSIDY LAROCHE, REJANE T LAROCHE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00635L

FOURTH INSERTION

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

Tax Deed #:2024002854

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: 22-538 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 14 BLK 85 PB 28 PG 72 LOT 15 Strap Number 36-45-27-14-00085.0150

Names in which assessed:
ECO HOME COMPANY LLC, THE ECO HOME COMPANY LLC, THE ECO HOME COMPANY, 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00679L

THIRD INSERTION

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

Tax Deed #:2024002897

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: 12-477 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.90 PB 15 PG 68 LOT 2 Strap Number 24-44-26-11-00090.0020

Names in which assessed:
FISH E LAWRENCE, LAWRENCE EDWARD FISH ESTATE, NOLA C BELL, NOLA C BELL OR THE ESTATE OF LAWRENCE E FISH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025
25-00739L

THIRD INSERTION

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

Tax Deed #:2024002937

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: 13-577 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 74 PB 15 PG 90 LOT 3 Strap Number 34-44-26-11-00104.0030

Names in which assessed:
DOROTHY CORMANY, DOROTHY HOFFER, SAMUEL CORMANY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025
25-00745L

THIRD INSERTION

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

Tax Deed #:2024002933

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: 13-285 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.95 DB 281 PG 50 LOT 2 Strap Number 36-44-26-10-00095.0020

Names in which assessed:
JACK A VICKREY, MARJORIE M. VICKREY TRUST AGREEMENT DATED OCTOBER 8, 2008

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025
25-00740L

THIRD INSERTION

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

Tax Deed #:2024002900

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: 13-563 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK.95 DB 281 PG 50 LOT 2 Strap Number 36-44-26-10-00095.0020

Names in which assessed:
BERKELEY BURKE TRUSTEES CO LTD M DAY, BERKELEY BURKE TRUSTEES CO, LTD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025
25-00744L

FOURTH INSERTION

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

Tax Deed #:2024002888

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: 16-117 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 20 BLK 118 PB 27 PG 32 LOT 8 Strap Number 09-44-27-09-00118.0080

Names in which assessed:

LYNNE T COLALUCA TRUST, LYNNE T. COLALUCA REVOCABLE TRUST DATED SEPTEMBER 12, 2012

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00636L

FOURTH INSERTION

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

Tax Deed #:2024002810

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: 18-845 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 6 BLK.66 PB 15 PG 217 LOT 18 Strap Number 03-45-27-11-00045.0180

Names in which assessed:
CARMEN MARIA DEI MURILLO, COLL & ASSOCIATES LLC, COLL & ASSOCIATES LLC, WILMER MURILLO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00638L

FOURTH INSERTION

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

Tax Deed #:2024002791

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

Certificate Number: 12-745 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 6 BLK.66 PB 15 PG 217 LOT 11 Strap Number 27-44-26-06-00066.0110

Names in which assessed:
ERIC ROSS, HELEN BURCH, JOHN POULERIS, MARIE A MCDONALD, STEPHEN L POULERIS, TERESA POULERIS, WILLIAM POULERIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 21, 28; Mar. 7, 14, 2025
25-00631L

THIRD INSERTION

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

Tax Deed #:2024002962

NOTICE IS HEREBY GIVEN that Franrose Certificates 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: 44-13 Year of Issuance 2022 Description of Property SUNDIAL OF SANIBEL PH 6 BLDG 13 OR 1496 PG 48 UNIT 401 Strap Number 30-46-23-T4-03013.4010

Names in which assessed:
MILAGROS R. NOLASCO AND THOMAS C. NOLASCO, JR. LIVING TRUST, MILAGROS R. NOLASCO AND THOMAS C. NOLASCO, JR. LIVING TRUST U/A/D SEPTEMBER 26, 2007

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025
25-00783L

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-001130

QUERUBE SIMMONS CEJA,

Petitioner, and

ADAN CEJA,

Respondent,

TO: ADAN CEJA

15119 Weeping Cedar Lane, Houston, TX 77084

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 QUERUBE SIMMONS CEJA, whose address is 16840 Pink Coral Path, N. Ft. Myers, FL 33903 on or before March 31 2025, and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe St., 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 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: 02/17/2025

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

Deputy Clerk

Feb. 21, 28; Mar. 7, 14, 2025

25-00706L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
Case No. 2025-CA-000696

MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company, Plaintiff, v.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VINCENT RECINE, SR, DECEASED,

THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE VINCENT RECINE, SR. TRUST DATED MAY 16, 2006 AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE,

Defendants.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE ACTION
Case No.: 25-CP-000671
IN RE: ESTATE OF:
MICHAEL H. LARSON,
Deceased.

The administration of the Estate of MICHAEL H. LARSON, whose date of death was on or around November 19, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Ft. Myers, FL 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF 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 March 7, 2025.

Mark Clark,
Personal Representative
97 Brushy Mountain Rd.
East Stroudsburg, PA 18301
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
March 7, 14, 2025 25-00955L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005475

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs.

SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 23, 2025 and an Order Canceling and Rescheduling Foreclosure Sale dated February 26, 2025, entered in Civil Case No.: 24-CA-005475 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and SERGIO VELA, JR.; MARTA L. GONZALEZ; UNITED STATES OF AMERICA, are Defendants.

I will sell to the highest bidder for cash, at www.lee.reaforeclose.com, at 9:00 AM, on the 8th day of May, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 9, BLOCK 28, UNIT 7, LEHIGH ACRES, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

WITNESS my hand and the seal of the court on 02/27/2025.

KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: N. Watson
Deputy Clerk

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard,
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
24-51333
March 7, 14, 2025 25-00921L

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL IN AND FOR LEE COUNTY, FLORIDA
File No. 2025-CP-451
Probate Division
IN RE: ESTATE OF
MICHAEL W. CLARK,
Deceased.

The administration of the estate of MICHAEL W. CLARK, deceased, whose date of death was February 3, 2025, is pending in the Clerk of Courts - Probate, the address of which is 1700 Monroe St., Ft. Myers, FL 33907. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate 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 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 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 March 7, 2025.

Mark Clark,
Personal Representative
97 Brushy Mountain Rd.
East Stroudsburg, PA 18301
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
March 7, 14, 2025 25-00955L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000280
IN RE: ESTATE OF
MACKENZIE SKYLER DUFFY,
Deceased.

The administration of the estate of MACKENZIE SKYLER DUFFY, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 must file their claims with this court ON OR BEFORE THE LATER OF 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: March 7, 2025.

KYERSTE CONRAD
Personal Representative
Kyerste Conrad
North Fort Myers, FL 33917
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
March 7, 14, 2025 25-00945L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-169
Division Probate
IN RE: ESTATE OF
DANNY LEE MONTEE A/K/A
DANNY L. MONTEE
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 Danny Lee Montee a/k/a Danny L. Montee, deceased, File Number 25-CP-169, by 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 of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 must file their claims with this court ON OR BEFORE THE LATER OF 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 March 7, 2025.

Babette Montee
249 Henry Street
Burlington, WI 53105
Bonnie Leigh Bauman
249 Henry Street
Burlington, WI 53105
Christopher Spaight
14440 Ferry Road
Grantsburg, WI 54840
Nichole Marie Mittelstaedt
W189 S8973 Creekside Court
Muskego, WI 53150
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against decedent's estate 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 March 7, 2025.

Babette Montee
249 Henry Street
Burlington, Wisconsin 53105
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
March 7, 14, 2025 25-00961L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-609
Division Probate
IN RE: ESTATE OF
CHARLES ARTHUR MORRISON
Deceased.

The administration of the estate of Charles Arthur Morrison, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 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 must file their claims with this court ON OR BEFORE THE LATER OF 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 March 7, 2025.

Personal Representative:
Jeffrey S. Morrison
2713 Beach Blvd S
Gulfport, Florida 33707
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
March 7, 14, 2025 25-00950L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000565
Division Probate
IN RE: ESTATE OF
JOSEPH A. LOVERRO
(a/k/a JOSEPH LOVERRO),
Deceased.

The administration of the estate of Joseph A. Loverro, deceased, whose date of death was December 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 March 7, 2025.

Personal Representative:
Joan Loverro Reed
c/o Dunwody White & Landon, P.A.
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Attorneys for Personal Representative:
DUNWODY WHITE & LANDON, P.A.
Alfred J. Stashis, Jr., Esq.
Florida Bar Number: 14772
Gregory F. Szot
Florida Bar Number: 42547
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Telephone: (239) 263-5885
Fax: (239) 262-1442
March 7, 14, 2025 25-00956L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000444
IN RE: ESTATE OF
LEIGH ANNE ALLEGRA
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 Leigh Anne Allegra, deceased, File Number 25-CP-000444, 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 January 3, 2025; that the total value of the estate is \$322,000.00, all of which is considered exempt homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Alyxandra L. Colgrove
14120 Alico Rd.
Fort Myers, FL 33913
Dani A. Allegra
17498 Old Harmony Way, #202
Fort Myers, FL 33908
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 March 7, 2025.

Person Giving Notice:
Bryan M. Kiger
2021 Sumter Ct.
Lawrenceville, GA 30044
Attorney for Person Giving Notice
Carol R. Sellers, Attorney
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-072

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-655
Division: Probate
IN RE: ESTATE OF
DONALD HUGH SANDFORD,
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 Donald Hugh Sandford, deceased, File Number 25-CP-655, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was August 14, 2024; that the total value of the Estate is \$36,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Kyle Lee Ingram
606 Mohawk Parkway,
Cape Coral, FL 33914

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 PE-
RIOD, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.

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

The date of first publication of this
Notice is March 7, 2025.

Person Giving Notice:

Kyle Lee Ingram
606 Mohawk Parkway
Cape Coral, FL 33914

Attorney for Person Giving Notice:

Kevin A. Kyle, Attorney
Florida Bar Number: 980595
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevinkyle@gskattorneys.com
01046370.DOC/1
March 7, 14, 2025 25-00960L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000053
IN RE: ESTATE OF
TIMOTHY MICHAEL CHILD
Deceased.

The administration of the Estate of
Timothy Michael Child, deceased, whose date of death
was June 14, 2024, is pending in the Circuit Court for Lee
County, Florida, Probate Division, the address of which is Justice Center, 1st
Floor, 1700 Monroe St., Ft. Myers, FL 33901. The names and addresses of the
Personal Representative and the Personal
Representative's attorney are set forth
below.

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

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME 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 March 7, 2025.

Person Representative:

Tamrah M. Alvarado
19819 Waterflower Dr.
Tomball, Texas 77375

Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
March 7, 14, 2025 25-00963L

SECOND INSERTION

**NOTICE OF ACTION FOR
PETITION FOR APPOINTMENT
OF GUARDIAN OF MINOR**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA

Probate Division
Case No.: 25-GA-34

Judge: James R. Shenko

IN RE GUARDIANSHIP OF:

AUGUSTUS J. COFFEY,
a Minor,

TO RESPONDENT: ANN YVONNE
BENNER

RESPONDENTS LAST KNOWN AD-
DRESS: UNKNOWN

YOU ARE NOTIFIED that an action
Petition for Appointment of Guardian
of Minor has been filed against you and
that you are required to serve a copy
of your written defenses, if any, to Peti-
tioner's Attorney, Sarah M. Oquendo,
Esq., of Coleman, Taylor, Klaus, Doupé,
Diaz & Torrez, P.A., at 4099 Tamiami
Trail North, Suite 201, Naples, Florida,
34103 on or before April 09, 2025, and
file the original with the clerk of this
Court at Kevin C. Karnes, Clerk of the
Circuit Court and Comptroller, Lee
County, Florida, Lee County Justice
Center, 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 the Circuit Court's office.
You may review these documents upon
request.

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

Dated on: 02/28/2025.

KEVIN C. KARNES, CLERK

CLERK OF THE CIRCUIT COURT

(SEAL) By: K. Dix

As Deputy Clerk

March 7, 14, 2025 25-00954L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000664
Division: Probate
IN RE: ESTATE OF
WILLIAM PAUL JONES,
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 William Paul Jones, deceased, File Number 25-CP-000664, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was December 20, 2024; that the total value of the Estate is \$100.00; and that the name and address of those to whom it has been assigned by such Order are:

Name Address

Sara Morris

3047 Lilla Trail,

Odessa, FL 33556

Grant Jones

11909 Overbrook Rd.,

Leawood, KS 66209

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 PE-
RIOD, 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 March 7, 2025.

Person Giving Notice:

Sara Morris

3047 Lilla Trail

Odessa, FL 33556

Attorney for Person Giving Notice:

Aglaë S. Van den Bergh

Florida Bar Number: 1031166

GREEN SCHOENFELD & KYLE LLP

1380 Royal Palm Square Boulevard

Fort Myers, Florida 33919

Ph: (239) 936-7200

E-Mail:

aglaevandenbergh@gskattorneys.com

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March 7, 14, 2025 25-00949L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000059
IN RE: ESTATE OF
JOAN L. JENKS
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0659
IN RE: ESTATE OF
JOAN L. JENKS
Deceased.

The administration of the estate of Joan
L. Jenks, deceased, whose date of death
was January 5, 2025, is pending in the Circuit Court for Lee
County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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.

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 March 7, 2025.

Personal Representative:

Sanibel Captiva Trust Company

Virginia A. Cabai, Senior Vice

President

13525 Bell Tower Dr.

Fort Myers, Florida 33907

Attorney for Personal Representative:
Craig R. Hersch, Attorney
Florida Bar Number: 817820

Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141

Fax: (239) 334-3965
E-Mail: hersch@sbslaw.com

Secondary E-Mail:
bmherige@sbslaw.com
March 7, 14, 2025 25-00938L

SECOND INSERTION

**NOTICE OF ACTION FOR
PETITION FOR APPOINTMENT
OF GUARDIAN OF MINOR**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA

Probate Division

Case No.: 23-CA-005865

CASE NO: 23-CA-005865

FIRST FEDERAL BANK,

Plaintiff, vs.

TALISHA M. FABER; et al.,

Defendant(s).

NOTICE IS GIVEN that, in accordance
with the Final Judgment of
Foreclosure entered on February 10,
2025 in the above-styled cause, I will sell
to the highest and best bidder for cash at
March 27, 2025 at 9:00 a.m., the following
described real property as set forth in said
Final Judgment, to wit:

LOTS 5, 6 AND 7, BLOCK 868,
UNIT 26, CAPE CORAL SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 14,
PAGES 117 THROUGH 148, IN-
CLUSIVE, PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

and commonly known as: 310 SE
29TH TERRACE, CAPE COR-
AL, FL 33904 (the "Property").

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the

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

SECOND INSERTION

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

Tax Deed #:2024002985
NOTICE IS HEREBY GIVEN that FLORIDA TAX CERTIFICATE FUND, 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: 69-47 Year of Issuance 2022 Description of Property BEACH HARBOUR CONDO OR 1781 PG 3102-3146 UNIT 102 Strap Number 08-45-24-C1-02400.1020
Names in which assessed: CHERYL VANDE VOORDE, GARY VANDE VOORDE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00914L

SECOND INSERTION

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

Tax Deed #:2024002955
NOTICE IS HEREBY GIVEN that AGTC 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: 75-89 Year of Issuance 2022 Description of Property FAIRWAY WOODS AT THE FOREST SEC 1 OR 1866 PG 644 BLDG 2 UNIT 206 Strap Number 01-46-24-17-00002.2060
Names in which assessed: PHYLLIS A. ROBISON TRUST DATED APRIL 25, 2002

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00916L

SECOND INSERTION

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

Tax Deed #:2024002981
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: 21-021613 Year of Issuance 2021 Description of Property CAPE CORAL UNIT 36 BLK 2327A PB 16 PG 128 LOTS 34 + 35 Strap Number 25-43-23-C1-02327.A340
Names in which assessed: CARMELA PETRUCCELLI, DANIEL PETRUCCELLI, MICHAEL D PETRUCCELLI ESTATE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00912L

SECOND INSERTION

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

Tax Deed #:2024002997
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: 19-997 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 16 BLK 74 PB 15 PG 238 LOT 19 Strap Number 12-45-27-16-00074.0190
Names in which assessed: BEVERLY E HARRIS, BEVERLY HARRIS, DAWSON N BENTZ, DONALD G REDFIELD, STACY REDFIELD ESTATE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00905L

SECOND INSERTION

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

Tax Deed #:2024003005
NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY ASSETS 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: 19-032634 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 2011 PB 14 PG 151 LOT 73 Strap Number 07-44-24-C1-02011.0730
Names in which assessed: MARY FRANCES BRIDGES, MARY FRANCES BRIGES, ROBERT E WOMACK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00902L

SECOND INSERTION

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

Tax Deed #:2024003039
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: 18-517 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 45 PB 15 PG 177 LOT 6 Strap Number 01-45-27-08-00045.0060
Names in which assessed: RAYMOND R SANGSTER, RAYMOND ROOSEVELT SANGSTER, ROBERT E WOMACK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00886L

SECOND INSERTION

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

Tax Deed #:2024003045
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: 18-619 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 10 PB 15 PG 188 LOT 13 Strap Number 02-45-27-01-00010.0130
Names in which assessed:

MARILYN L SCHMIDT LIVING TRUST DATED MAY 31, 1990, MARILYN L SCHMIDT TRUST, STANLEY & LINDA SCOTT MARITAL TRUST, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00890L

SECOND INSERTION

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

Tax Deed #:2024002978
NOTICE IS HEREBY GIVEN that Shaeen Q Syed Zb Stars 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: 20-016637 Year of Issuance 2020 Description of Property BRIARCLIFF UNIT 3 UNREC OR 728 PG 685 S 1/2 LOT 27 LESS E 30 FT RD R/W LESS ROW TAKING OR 3851 PG 2951 Strap Number 31-45-25-01-00000.027A
Names in which assessed: JERRI L ANDERSON, JERRI LYNN ANDERSON, LEONARD W ANDERSON, LEONARD WILLIAM ANDERSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00906L

SECOND INSERTION

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

Tax Deed #:2024003038
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: 18-516 Year of Issuance 2022 Description of Property BRIARCLIFF UNIT 3 UNREC OR 728 PG 685 S 1/2 LOT 27 LESS E 30 FT RD R/W LESS ROW TAKING OR 3851 PG 2951 Strap Number 31-45-25-01-00000.027A
Names in which assessed: RAYMOND R SANGSTER, RAYMOND ROOSEVELT SANGSTER, SHARON SANGSTER, SHARON SANGSTER,

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00885L

SECOND INSERTION

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

Tax Deed #:2024002967
NOTICE IS HEREBY GIVEN that Galen E Mulrooney the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 57-0 Year of Issuance 2022 Description of Property GULF SHORES ESTATES UNREC OR 490 PG 648 LOT 116 Strap Number 03-45-22-01-00000.1160
Names in which assessed: HARRY ROQUE ZORRILLA ENRIQUEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00910L

SECOND INSERTION

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

Tax Deed #:2024002967
NOTICE IS HEREBY GIVEN that Galen E Mulrooney the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 57-0 Year of Issuance 2022 Description of Property LAGUNA LAKES DESC IN PB 74 PGS 1-8 LOT 205 Strap Number 33-45-24-15-00000.2050
Names in which assessed: NAVEEN MATHUR, SAPNA MATHUR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

25-00913L

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Monday the 24th day of March, 2025 at 2:00 PM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Ashley Williams 3173 Household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. The sale will occur as an online auction via www.selfstorageauction.com on 3/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. A-Team Electric/Anthony Rosado unit #625. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

March 7, 14, 2025

25-00929L

SECOND INSERTION

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

Tax Deed #:2024003039
NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY ASSETS 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: 18-517 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 45 PB 15 PG 177 LOT 73 Strap Number 01-45-27-08-00045.0060
Names in which assessed: RAYMOND R SANGSTER, RAYMOND ROOSEVELT SANGSTER, ROBERT E WOMACK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

March 7, 14, 21, 28, 2025

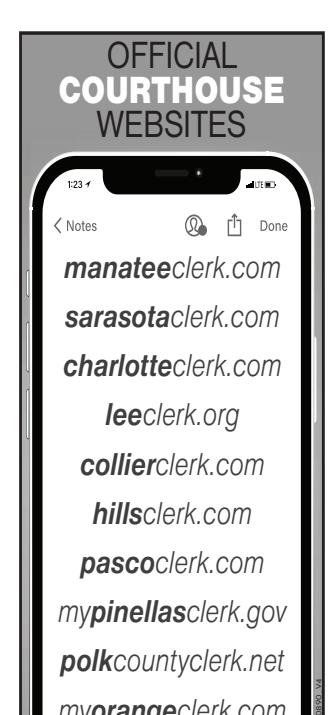
25-00918L

SECOND INSERTION

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

Tax Deed #:2024002998
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:

--- TAX DEEDS ---



THIRD INSERTION

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

Tax Deed #:2024002949

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: 19-020847
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 4 BLK 1 PB 20 PG 71 LOT 10 Strap Number 35-45-27-04-00001.0100

Names in which assessed:

MARILYN L 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00768L

THIRD INSERTION

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

Tax Deed #:2024002948

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: 19-020847
Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK 1 PB 20 PG 70 LOT 3 Strap Number 35-45-27-03-00001.0030

Names in which assessed:

MARILYN 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00767L

THIRD INSERTION

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

Tax Deed #:2024002930

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: 17-611 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 42 DB 254 PG 50 LOT 23 Strap Number 24-44-27-11-00042.0230

Names in which assessed:

GEORGE BAITSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00765L

THIRD INSERTION

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

Tax Deed #:2024002920

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: 15-949 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 REPLAT BLK.13 DB 263 PG 173 LOT 8 Strap Number 08-44-27-04-00013.0080

Names in which assessed:

TRAPPED GENIUS 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00759L

THIRD INSERTION

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

Tax Deed #:2024002919

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: 15-943 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK 11 PB 15 PG 9 LOT 1 W1/2 Strap Number 04-44-27-12-03-00011.001A

Names in which assessed:

DASTANI HOMES 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00758L

THIRD INSERTION

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

Tax Deed #:2024002914

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: 15-502 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 16 BLK 76 PB 27 PG 26 LOT 28 Strap Number 04-44-27-12-00076.0280

Names in which assessed:

JENNIFER M DUB

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00755L

THIRD INSERTION

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

Tax Deed #:2024002929

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: 12-284 Year of Issuance 2022 Description of Property LEHIGH PARK UNIT 1 BLK 3 PB 15 PG 64 LOT 6 Strap Number 23-44-26-08-00003.0060

Names in which assessed:

ANTHONY J DITIZIO JR, MARIAS DITIZIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00738L

THIRD INSERTION

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

Tax Deed #:2024002889

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: 14-331 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT SEC 11 BLK 22 PB 26 PG 195 LOT 4 Strap Number 11-45-26-03-00022.0040

Names in which assessed:

NELSON ALEJANDRO ALARCON JARRO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00748L

THIRD INSERTION

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

Tax Deed #:2024002890

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: 14-381 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT OF TRACT Q UNITS 3 +6 PB 26 PG 198 BLK 65 LOT 3 Strap Number 11-45-26-06-00065.0030

Names in which assessed:

PINOT IV LLC, PINOT 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00749L

THIRD INSERTION

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

Tax Deed #:2024002913

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: 15-450 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 10 BLK 48 PB 27 PG 16 LOT 16 Strap Number 04-44-27-02-00048.0160

Names in which assessed:

ALLEN E REINKE, JOAN E REINKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00754L

THIRD INSERTION

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

Tax Deed #:2024002916

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: 15-660 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 10 BLK 256 PB 27 PG 63 LOT 3 Strap Number 07-44-27-09-00256.0030

Names in which assessed:

MIRTA I DIAZ, WILLIAM DIAZ 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21, 2025

25-00756L

THIRD INSERTION

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

Tax Deed #:2024002858

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: 20-489 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 5 PB 18 PG 37 LOT 10 Strap Number 15-45-27-01-00005.0100

Names in which assessed:

ALISHA RAMNANAN, MARLON D 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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 28; Mar. 7, 14, 21,

--- TAX DEEDS ---

FOURTH INSERTION

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

Tax Deed #:2024002869

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: 21-460 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 1 PB 18 PG 89 LOTS 15 + 16 Strap Number 24-45-27-01-00001.0150

Names in which assessed:

HOA NGOC LAM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00667L

FOURTH INSERTION

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

Tax Deed #:2024002847

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: 21-383 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 9 BLK 18 PB 20 PG 29 LOT 9 Strap Number 23-45-27-09-00018.0090

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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00666L

FOURTH INSERTION

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

Tax Deed #:2024002866

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: 21-117 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 25 PB 18 PG 75 LOT 10 Strap Number 22-45-27-05-00025.0100

Names in which assessed:

OXYGEN 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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00665L

FOURTH INSERTION

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

Tax Deed #:2024002883

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: 13-625 Year of Issuance 2022 Description of Property LEHIGH ACRES RE-PLAT SEC 1 BLK 19 PB 26 PG 169 LOT 12 Strap Number 01-45-26-02-00019.0120

Names in which assessed:

LLOYD S NICHOLSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00633L

THIRD INSERTION

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

Tax Deed #:2024002846

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: 21-355 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 36 PB 20 PG 27 LOT 41 Strap Number 23-45-27-01-00002.0130

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 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 28; Mar. 7, 14, 21, 2025

25-00780L

THIRD INSERTION

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

Tax Deed #:2024002940

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: 22-037 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 2 PB 18 PG 124-27-01-00002.0130

Names in which assessed:

EVIN A AMADOR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 28; Mar. 7, 14, 21, 2025

25-00781L

FOURTH INSERTION

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

Tax Deed #:2024002816

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: 12-36 Year of Issuance 2022 Description of Property CAPE CORAL UNIT 43 BLK 3011 PB 17 PG 52 LOTS 29 + 30 Strap Number 27-43-23-C4-03011.0290

Names in which assessed:

ELIZABETH HEERY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00630L

FOURTH INSERTION

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

Tax Deed #:2024002834

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: 19-020075 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 11 BLK 62 PB 18 PG 117 LOT 7 Strap Number 25-45-27-11-00062.0070

Names in which assessed:

ANNE ROGERS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00642L

FOURTH INSERTION

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

Tax Deed #:2024002830

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: 19-019263 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 7 BLK 56 PB 18 PG 80 LOT 5 Strap Number 22-45-27-11-00056.0050

Names in which assessed:

HELEN WALKER HAMLIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00641L

FOURTH INSERTION

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

Tax Deed #:2024002838

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: 21-018320 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 7 BLK 40 PB 18 PG 145 LOT 11 Strap Number 13-45-27-07-00040.0110

Names in which assessed:

DAVID FINNEGAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00662L

FOURTH INSERTION

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

Tax Deed #:2024002823

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: 21-016802 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 7 BLK 41 PB 18 PG 77 LOT 3 Strap Number 22-45-27-07-00041.0030

Names in which assessed:

ERLE W PASOLD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

25-00656L

FOURTH INSERTION

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

Tax Deed #:2024002833

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: 22-423 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK 32 PB 18 PG 144 LOT 12 Strap Number 36-45-27-06-00032.0120

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 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrolr.

Feb. 21, 28; Mar. 7, 14, 2025

--- TAX DEEDS ---