

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 Stoway 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 Florida Department of State, Tallahassee, Florida. Dated at this 6th day of February 2025. Big Fish Waters LLC March 14, 2025	
25-01060L	

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.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. March 14, 21, 2025	
25-01045L	

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 Stella Maries Italian Market and Deli located at 5011 SW 5th PL in the City of Cape Coral, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of March, 2025. Stella Maries Market LLC March 14, 2025	
25-01047L	

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 Florida Department of State, Tallahassee, Florida. Dated at Lee, Florida, this 7 day of March, 2025. MHP Lee I LLC March 14, 2025	
25-01066L	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 3/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2003 SKYO HS 9T610490RA & 9T610490RB . Last Tenants: JOHN P VANGORDER AND DONNA M BRENCHELEY VANGORDER and all unknown parties beneficiaries heirs . Sale to be at SUN INDIAN CREEK LLC, 17820 SAN CARLOS BOULEVARD, FORT MYERS, FL 33931. 813-241-8269. March 14, 21, 2025	
25-01092L	

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, L.L.C. Raymond F. Sandelli, Mgr. March 14, 2025	
25-01048L	

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.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. March 14, 21, 2025	
25-01046L	

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 33967 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 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 PCMA Wealth located at 8933 Greenwich Hills Way in the City of Fort Myers, Lee County, FL 33908 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. Brian M Megibow March 14, 2025	
25-01067L	

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 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 RUZ 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 g 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	
Fictitious Name Notice	
Notice is hereby given that BLUE CASL CORAL, LLC, OWNER, desiring to engage in business under the fictitious name of BLUE CORAL located at 180 FOUNTAIN PARKWAY N, ST PETERSBURG, FLORIDA 33716 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 14, 2025	
25-01065L	

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 Meyers, 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#4T1BK46K97U034651 March 14, 2025	
25-01064L	

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, L.L.C. Raymond F. Sandelli, Mgr. March 14, 2025	
25-01049L	

--- TAX DEEDS ---

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
Tax Deed #:2024003079 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: 12-235 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK.12 PB 15 PG 67 LOT 2 Strap Number 23-44-26-02-00012.0020 Names in which assessed: Eleanor Popovsky, LOU KRISTOFER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	
25-00985L	

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.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	
25-00983L	

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.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	
25-00983L	

--- 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 9 REPLAT BLK 72 PB 15 PG 72 LOT 14 Strap Number 25-44-26-09-00072.0140 Names in which assessed: DUNCAN J MACDONALD, JOAN E MACDONALD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	
25-00986L	

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
Tax Deed #:2024003066 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: 11-628 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK.108 PB 15 PG 61 LOT 23 Strap Number 12-44-26-11-00108.0230 Names in which assessed: L M NOTESTONE, LLOYD MELVIN NOTESTONE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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	
25-00984L	

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	
Tax Deed #:2024003149 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: 21-734 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 REVOCABLE 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	



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

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

TAX DEEDS

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003092</p><p>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:</p><p>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</p><p>Names in which assessed: BESS W RAGSDALE</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00987L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003057</p><p>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:</p><p>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</p><p>Names in which assessed: ADONYS PYTON</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00991L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003090</p><p>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:</p><p>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</p><p>Names in which assessed: RON DROTOS</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00995L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003068</p><p>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:</p><p>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 14-44-27-03-00012.0170</p><p>Names in which assessed: MINT 1906 LLC</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00996L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003071</p><p>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:</p><p>Certificate Number: 16-721 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</p><p>Names in which assessed: HUGENNA OUTAR</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00999L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003072</p><p>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:</p><p>Certificate Number: 16-805 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</p><p>Names in which assessed: GRACE E RULEMAN</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01000L</div>
<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003055</p><p>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:</p><p>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</p><p>Names in which assessed: GILBERTO GOMES, JOAQUIM I GOMES</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00989L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003056</p><p>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:</p><p>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</p><p>Names in which assessed: LISA BENNETT, LORNE BENNETT</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00990L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003058</p><p>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:</p><p>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</p><p>Names in which assessed: BAWAZIR & SESTITO PROPERTY DEVELOPMENT LLC</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00992L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003059</p><p>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:</p><p>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</p><p>Names in which assessed: NINE BARK CONSTRUCTION, INC.</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00993L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003070</p><p>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:</p><p>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</p><p>Names in which assessed: CARMINE COLASUONNO, GIACOMA COLASUONNO</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00998L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003081</p><p>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:</p><p>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</p><p>Names in which assessed: KAZIMER LOUIS GRABOWSKI</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01004L</div>
<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003060</p><p>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:</p><p>Certificate Number: 16-124 Year of Issuance 2022 Description of Property GREENBRIAR UNIT 21 PART S BLK 123 PB 27 PG 34 LOT 9 Strap Number 09-44-27-11-00123.0060</p><p>Names in which assessed: NINE BARK CONSTRUCTION INC, NINE BARK CONSTRUCTION, INC.</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00994L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003069</p><p>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:</p><p>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</p><p>Names in which assessed: WAYNE R MARKISON, WAYNE R. MARKISON TRUST DTD JUNE 4, 1999</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-00997L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003075</p><p>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:</p><p>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</p><p>Names in which assessed: ANDREW DOWNING, HELEN DOWNING, HELEN K DOWNING</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01002L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003080</p><p>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:</p><p>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</p><p>Names in which assessed: JACQUELINE ARNAEZ, JAMES ARNAEZ, JAMES ARNAEZ III</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01003L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003073</p><p>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:</p><p>Certificate Number: 18-851 Year of Issuance 2022 Description of Property TWIN LAKE ESTATES UNIT 12 BLK.49 PB 15 PG 218 LOT 2 Strap Number 03-45-27-12-00049.0020</p><p>Names in which assessed: ALICE V MOHRMANN, K H MOHRMANN, KARL H MOHRMANN</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01011L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div><p>Tax Deed #:2024003073</p><p>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:</p><p>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</p><p>Names in which assessed: N A L A INVESTMENTS INC, N.A.L.A. INVESTMENT, INC., N.A.L.A. INVESTMENTS, INC.</p><p>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 05/06/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</p><p>Mar. 14, 21, 28; Apr. 4, 2025</p></div> <div>25-01034L</div>

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ESTATE

<div>FIRST INSERTION</div> <div>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.</div> <div><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>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 732.221.</p><p>The date of first publication of this Notice is March 14, 2025.</p><div>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 01025280.DOC/1 March 14, 21, 202525-01086L</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000670 IN RE: ESTATE OF GISELE MAURAIS Deceased.</div> <div><p>The administration of the estate of Gisele Maurais, 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.</p><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is March 14, 2025.</p><div>Personal Representative: /s/ Roger Michel Maurais Roger Michel Maurais 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@sunshinestatelawoffice.com March 14, 21, 202525-01070L</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 000576 JUDGE: RACHAEL SPRING LOUKONEN IN RE: ESTATE OF ROBERT G. CONIDARIS, DECEASED.</div> <div><p>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.</p><p>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.</p><p>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.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is: March 14, 2025.</p><div>KENNETH ROBERT CONIDARIS 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: 239-390-1900 Email: juan.bendeck@dentons.com Secondary Email: tamii.panozzo@dentons.com March 14, 21, 202525-01057L</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000376 Division Probate IN RE: ESTATE OF JEFFREY R. MONTGOMERY Deceased.</div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>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:</p><table><tr><th>Name</th><th>Address</th></tr><tr><td>Joseph H. Macina</td><td>11402 Woodland View Dr. Fredericksburg, VA 22407</td></tr><tr><td>Ryan F. Hess</td><td>25 Wildlife Trail Edgewood, NM 87015</td></tr><tr><td>Franklin M. Montgomery</td><td>1965 Columbia Pike, Apt. 43 Arlington, VA 22204</td></tr></table><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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.</p><p>The date of first publication of this Notice is March 14, 2025.</p><div>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: twarnock@warnocklawgroup.com March 14, 21, 202525-01043L</div></div>	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	<div>FIRST INSERTION</div> <div>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</div> <div><p>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.</p><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is March 14, 2025.</p><div>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, 202525-01044L</div></div>	<div>FIRST INSERTION</div> <div>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.</div> <div><p>The administration of the estate of CLIFTON GEORGE VASSELL, deceased, whose date of death was February 24, 2023. File no.: 24-CP-003025 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.</p><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is March 14, 2025.</p><div>Personal Representative: PETER VASSELL 8780 Azalea Court Apt. 101 Tamarac, Florida 33321 Attorney for Personal Representative: Taniquae 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, 202525-01071L</div></div>
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												

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000605 Division Probate IN RE: ESTATE OF FREDERICA A. COLEMAN Deceased.</div> <div><p>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.</p><p>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.</p><p>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</p></div>	<p>creditor as specified under s. 732.221, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is March 14, 2025.</p> <div>Personal Representative: Joyce Price 13569 Harbour Ridge Drive Fort Myers, Florida 33908 Attorney for Personal Representative: Jennifer J. Hammond, Attorney Florida Bar Number: 121531 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: jenniferhammond@gskattorneys.com Secondary E-Mail: laurencarman@gskattorneys.com 01043166.DOC/1 March 14, 21, 202525-01058L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003361 Division: Probate IN RE: ESTATE OF NANCY R. STELL, (a/k/a NANCY JO STELL), Deceased.</div> <div><p>The administration of the Estate of Nancy R. Stell (a/k/a Nancy Jo Stell), deceased, whose date of death was July 17, 2024, is pending in the Circuit</p></div>	<p>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.</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERI-</p>	<p>ODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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</p>	<p>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 732.221.</p> <p>The date of first publication of this Notice is March 14, 2025.</p> <div>Personal Representative: Robert D. Stell 3418 Merritt Rd. Sachse, TX 75048</div>	<p>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, 202525-01084L</p>
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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
Yoon Hwa Morningstar	c/o 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
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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 732.2211.

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 Paves 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
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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 YEARS OR MORE AFTER 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. 732.2211.

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 Email: andrewhodespa@gmail.com March 14, 21, 2025	25-01042L
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP- 000555
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 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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
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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 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 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
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FIRST INSERTION

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

The administration of the estate of THOMAS KRAUS, 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.

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

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

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

The date of first publication of this notice is 03/14/25.

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
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-703
Division Probate
IN RE: ESTATE OF
THOMAS PAUL SIMANSKY
Deceased.

The administration of the estate of Thomas Paul Simansky, 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, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 Representatives and the Personal Representatives' attorney are set forth below.

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

The Personal 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000297
Division Probate
IN RE: ESTATE OF
GARY V. CRAWFORD, SR. A/K/A
GARY VINCENT CRAWFORD, SR.
Deceased.

The administration of the estate of Gary V. Crawford, Sr. a/k/a Gary Vincent Crawford, Sr., deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-00735
Division PROBATE
IN RE: ESTATE OF
GOCE TUSEVSKI
Deceased.

The administration of the estate of GOCE TUSEVSKI, deceased, whose date of death was June 7, 2024, is pending in the Circuit Court for Lee County,

Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

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 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: (239) 673-2211 Fax: (239) 734-9933 E-Mail: amber@mondocklaw.com Secondary E-Mail: service@mondocklaw.com March 14, 21, 2025	25-01095L
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ESTATE

ACTIONS / SALES

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 732.2211, Florida Statutes.

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

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

The date of first publication of this notice was or shall be: March 14, 2025.

Personal Representative:
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@sitkalaw.com
March 14, 21, 2025 25-01082L

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 FL33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
Julian Quintanilla
151 Shadowview Court
Lehigh Acres, Florida 33974
Attorney for Personal Representative:
Eviana 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:
eviana.martin@martinlawfirm.com
March 14, 21, 2025 25-01081L

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, under and against the above named Defendant(s);
Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CC-007003 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Nancy G. Fike a/k/a Nancy L. Fike are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on March 27, 2025, the following described property as set forth in said Final Judgment, to-wit:

UNIT B, BUILDING 25, CY-PRESS LAKE ESTATES, A CONDOMINIUM (PHASE III), A CONDOMINIUM, ACCORD-

ING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1736, PAGE 4741, AS AMENDED IN O.R. BOOK 1916, PAGE 1250, O.R. BOOK 1944, PAGE 1388, O.R. BOOK 1963, PAGE 3773, O.R. BOOK 1993, BOOK 4755, AND O.R. BOOK 2033, PAGE 817 AND AS AMENDED IN O.R. BOOK 2090, PAGE 3431, AND FURTHER AMENDED IN O.R. BOOK 2094, PAGE 1174, AND THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 15, PAGES 39 TO 42 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH THE UNDIVIDED SHARES OF THE COMMON ELEMENTS APPURTENANT THERETO.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
03/05/2025

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 FCO1 WEQ
March 14, 21, 2025 25-01038L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE No.: 24-CC-005611
GREEN COAST CONTRACTING & ROOFING INC., a Florida corporation, Plaintiff, v.
JOHN M. ROBERTS,
Defendant.

NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure (Count I) entered in Case No. 24-CC-5611 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where GREEN COAST CONTRACTING & ROOFING INC., is the Plaintiff and JOHN M. ROBERTS is the Defendant. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on April 3, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure:

Lots 35 and 36, Block 6141, Cape Coral Unit 98, according to the plat thereof recorded as Plat Book 25, Pages 107-121, inclusive, in the official records of Lee County, Florida.
STRAP:
29-43-23-C3-06141.0350
A/K/A: 2405 NW 24th Street, Cape Coral, FL 33993
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated this 03/06/2025.

CLERK OF THE CIRCUIT COURT (SEAL)
KEVIN C. KARNES
Lee County Clerk of Court (SEAL) By: N. Watson
As Deputy Clerk

Freidin & Inglis, P.A.
2245 McGregor Boulevard
Fort Myers, FL 33901
March 14, 21, 2025 25-01041L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
23-CA-013633
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, VS.
TONY JUNIOR DELGADO A/K/A TONY DELGADO; TAMMY SUE ASHE; UNKNOWN TENANT #1 N/K/A KIMBER GRANT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 27, 2024 in Civil Case No. 23-CA-013633, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and TONY JUNIOR DELGADO A/K/A TONY DELGADO; TAMMY SUE ASHE; UNKNOWN TENANT #1 N/K/A KIMBER GRANT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com

on April 24, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 6, PARKWOOD III, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 91 THROUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of the court on 03/10/2025.

CLERK OF THE COURT
Kevin C. Karnes
(SEAL) N. Watson
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-935B
March 14, 21, 2025 25-01074L

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

lv8237 v20

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 ac-
tion. 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 plead-
ing on or before April 15, 2025 on the
Lee County Clerk of Court, 1700 Mon-
roe 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 an-
swer 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 Cir-
cuit Court's office notified of your cur-
rent 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. Shoap
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 publi-
cation. Any person or entity entitled to
such funds may obtain them by compli-
ance 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.

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

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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, ACCORD-
ING 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 Fore-
closure 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, Sec-
tion 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 FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-005294
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2023-2
Plaintiff(s), vs.
JAN OSSENKOPP; HOMEBRIDGE
FINANCIAL SERVICES, INC.; THE
UNKNOWN TENANT IN
POSSESSION
Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on March 10,
2025 in the above-captioned action,
the Clerk of Court will sell to the high-
est 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 09:00 AM on
the following described property as set
forth in said Final Judgment of Foreclo-
sure or order, to wit:
LOT 9 AND 10, BLOCK 4613,
CAPE CORAL UNIT 69, AC-
CORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 22,
PAGE(S) 31 THROUGH 51, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
Property address: 2110 South-
west 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-004847
DIVISION: Q
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 FRANK SIMMONS,
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 17, BLOCK A, BEN-DAVIS
PARK, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
8, PAGE 80, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
PARCEL IDENTIFICATION
NUMBER: 19-44-25-P2-
0140A.0170
PROPERTY ADDRESS: 2165
BEN ST, FORT MYERS, FL
33916
pursuant to a Final Judgment of Fore-
closure entered in Case No. 24-CA-
004847 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, Sec-
tion 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 SALE
IN THE CIRCUIT CIVIL COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR LEE COUNTY
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,
GLADIOLUS 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 Foreclo-
sure for Plaintiff entered in this cause
on February 27, 2025, in the Circuit
Court of Lee County, Florida, Kevin C.
Karnes, Clerk of the Circuit Court, will
sell the property situated in Lee County,
Florida described as:
LOT 61, GLADIOLUS PRE-
SERVE, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 73,
PAGE(S) 58 THORUGH 63,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
and commonly known as: 9010 GLAD-
IOLUS PRESERVE C, FT MYERS,
FL 33908; including the building,
appurtenances, and fixtures located
therein, at public sale, to the high-
est and best bidder, for cash, at: []
www.lee.realforeclose.com on April 17,
2025 at 9:00 a.m.
Any persons claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
Dated this day of 03/06/2025.
Clerk of the Circuit Court
Kevin C. Karnes
(SEAL) BY: N. Watson
Deputy Clerk
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/1912522/wvl
March 14, 21, 2025 25-01052L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-006403
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ROSS DANIEL PICKARD AND
CONNIE LEGGE PICKARD, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated October 04, 2023, and entered in
23-CA-006403 of the Circuit Court of
the TWENTIETH Judicial Circuit in
and for Lee County, Florida, wherein
LAKEVIEW LOAN SERVICING,
LLC is the Plaintiff and ROSS DAN-
IEL PICKARD; CONNIE LEGGE
PICKARD; STONEYBROOK VIL-
LAS II ASSOCIATION, INC. are the
Defendant(s). Kevin C. Karnes as the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.lee.realforeclose.com, at 09:00
AM, on April 03, 2025, the following
described property as set forth in said
Final Judgment, to wit:
LOT 120, BLOCK II, STONEY-
BROOK – UNIT 2, A SUBDI-
VISION, ACCORDING TO
THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
64, PAGE(S) 5 THROUGH 15,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Property Address: 21667 WIND-
HAM RUN, ESTERO, FL 33928
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in ac-
cordance with Florida Statutes, Section
45.031.
Dated this day of 03/06/2025
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N. Watson
As Deputy Clerk
Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-097118 - MaM
March 14, 21, 2025 25-01069L

FIRST INSERTION

NOTICE OF SALE UNDER FLA.
STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO: 24-CA-000231
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
INDENTURE TRUSTEE, ON
BEHALF OF THE HOLDERS OF
THE ACCREDITED MORTGAGE
LOAN TRUST 2006-2 ASSET
BACKED NOTES,
Plaintiff.v.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF MARY LOUISE JONES A/K/A
MARY L. JONES; ET AL.,
Defendant(s),
NOTICE IS GIVEN that, in accordance
with the Summary Final Judgment of
Foreclosure dated December 9, 2024,
in the above-styled cause, the Clerk
of Circuit Court Kevin C. Karnes, shall sell
the subject property at public sale on
the 10th day of April, 2025, at 9:00 am
to the highest and best bidder for cash,
at lee.realforeclose.com on the follow-
ing described property:
LOT 13, BLOCK F, OF THAT
CERTAIN SUBDIVISION
KNOWN AS BARDENS SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 9,
PAGE 90, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Property Address: 3031 Guava
Street, Ft. Myers, FL 33916.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
Dated: March 1, 2025.
03/10/2025
Kevin C. Karnes
Clerk of Court
(SEAL) N. Watson
BITMAN O'BRIEN, PLLC
/s/Wendy Griffith
Wendy Griffith, Esquire
Florida Bar No.: 72840
wgriffith@bitman-law.com
njagdeo@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-2511
Attorneys for Plaintiff
March 14, 21, 2025 25-01073L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No: 24-CA-005387
Massachusetts Mutual Life
Insurance Company,
Plaintiff, vs.
Jesus Vento, et al.,
Defendants.
TO: JESUS VENTO
27237 Rio Vista Cir
Bonita Springs, FL 34135
UNKNOWN SPOUSE OF JESUS
VENTO
27237 Rio Vista Cir
Bonita Springs, FL 34135
JESUS VENTO
821 SW 18th Ave Apt 304
Miami, FL 33135
UNKNOWN SPOUSE OF JESUS
VENTO
821 SW 18th Ave Apt 304
Miami, FL 33135
JESUS VENTO
568 NW 43st St
Miami, FL 33127
UNKNOWN SPOUSE OF JESUS
VENTO
568 NW 43st St
Miami, FL 33127
JESUS VENTO
1750 North Bayshore Dr PH5205
Miami, FL 33132
UNKNOWN SPOUSE OF JESUS
VENTO
1750 North Bayshore Dr PH5205
Miami, FL 33132
JESUS VENTO
8651 NE 10TH CT
Miami, FL 33138
UNKNOWN SPOUSE OF JESUS
VENTO
8651 NE 10TH CT
Miami, FL 33138
JESUS VENTO
4840 NW 7th Apt 408
Miami, FL 33126
UNKNOWN SPOUSE OF JESUS
VENTO
4840 NW 7th Apt 408
Miami, FL 33126
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grant-
ees, creditors and other unknown per-
sons or unknown spouses claiming by,
through and under the above-named
Defendant(s), if deceased or whose last
known addresses are unknown.
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to wit:
COMMENCING AT THE
NORTHEAST CORNER OF
LOT 5, BLOCK 34, HEITMANS
BONITA SPRINGS TOWN-
SITE, AS RECORDED IN PLAT
BOOK 6, PAGE 24, OF THE
PUBLIC RECORDS OF LEE
COUNTY, FLORIDA; THENCE
DUE NORTH 60 FEET
ACROSS PENNSYLVANIA
AVENUE TO THE NORTH

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-004512
RTL REO LLC,
Plaintiff, vs.
KX WEALTH FUND I, LLC; DLP
LENDING FUND, LLC; SHILOH
BOONE LASATER A/K/A SHILOH
LASATER; UNKNOWN TENANT
#1; UNKNOWN TENANT #2;
UNKNOWN TENANT #3 IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to an Order or Final Judgment
entered in the above styled cause now
pending in said court and as required
by Florida Statute 45.031(2), KEVIN
C. KARNES as the Clerk of the Cir-
cuit Court shall sell to the highest and
best bidder for cash electronically at
www.Lee.realforeclose.com at, 9:00
AM on the 03 day of April, 2025, the
following described property as set
forth in said Final Judgment, to wit:
1641 MANOR AVE, FORT MY-
ERS FL 33901:
LOT 26, BLOCK C, COLONIAL
MANOR, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 10, PAGE 1, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
3720 COUNTRY CLUB BLVD,
CAPE CORAL FL 33904:
LOTS 46 AND 47, BLOCK
452, CAPE CORAL UNIT 14,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 13,
PAGE(S) 61 THROUGH 68,
INCLUSIVE, OF THE PUBLIC

BOUNDARY OF PENNSYL-
VANIA AVENUE; THENCE
WEST ALONG THE NORTH
BOUNDARY OF PENNSYL-
VANIA AVENUE 150 FEET
TO AN IRON PIPE WITH
THE FIGURE 2 ON THE TOP
THEREOF; THENCE NORTH
475 FEET TO AN IRON PIPE
WITH THE FIGURE 7 CUT
ON THE TOP THEREOF;
THENCE NORTH 37 DE-
GREES WEST A DISTANCE
OF 75 FEET TO AN IRON PIPE
WITH THE FIGURE 8 ON THE
TOP THEREOF; THENCE
NORTH 70 DEGREES WEST
A DISTANCE OF 70 FEET
TO AN IRON PIPE WITH
THE FIGURE 9 ON THE TOP
THEREOF AND THE POINT
OF BEGINNING IN THE
LAND HEREIN DESCRIBED;
THENCE NORTH 8 DEGREES
EAST 210 FEET, MORE OR
LESS, TO THE SOUTH BANK
OF THE IMPERIAL RIVER;
THENCE WESTERLY WITH
THE MEANDERS OF THE IM-
PERIAL RIVER A DISTANCE
OF 100 FEET, MORE OR LESS,
TO A POINT DUE NORTH OF
AN IRON PIPE WITH THE
FIGURE 10 ON THE TOP
THEREOF; THENCE SOUTH
195 FEET, MORE OR LESS,
ALONG THE EASTERLY SIDE
OF A SHELL ROADWAY TO
AN IRON PIPE WITH THE
FIGURE 10 CUT ON THE TOP
THEREOF; THENCE EAST
A DISTANCE OF 75 FEET TO
THE POINT OF BEGINNING;
WHICH LAND IS SHOWN
ON AN UNRECORDED PLAT,
DESIGNATED AS "RIO VISTA"
AND DESIGNATED AS LOT 2
OF SUCH PLAT, TO-
GETHER WITH ALL RIPAR-
IAN RIGHTS CONNECTED
WITH AND APPURTENANT
TO THE SAID LAND AND BE-
LONGING TO THE GRANTOR
HEREIN.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Nick Geraci,
Esq., Lender Legal PLLC, 1800 Pem-
brook Drive, Suite 250, Orlando, Flor-
ida 32810 and file the original with the
Clerk of the above-styled Court within
30 days from the first publication, oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.
WITNESS my hand and seal of the
said Court on the day of 03/10/2025,
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: N. Watson
Deputy Clerk
Nick Geraci, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 250,
Orlando, Florida 32810
March 14, 21, 2025 25-01068L

RECORDS OF LEE COUNTY,
FLORIDA.
636 NE 2ND AVE, CAPE COR-
AL FL 33909:
LOTS 30 AND 31, BLOCK
2404, CAPE CORAL UNIT 35,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 16, PAGES 100
THROUGH 111, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 3720
COUNTRY CLUB BLVD, CAPE
CORAL, FL 33904
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.
Dated this day of 03/05/2025
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: N. Watson
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01812
March 14, 21, 2025 25-01039L

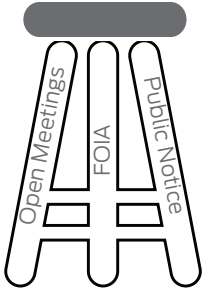
SAVE TIME

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

LV20906_V11

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.

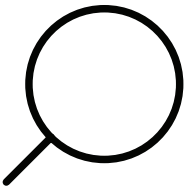


Citizens continue to learn about vital civic matters from newspaper notices.

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

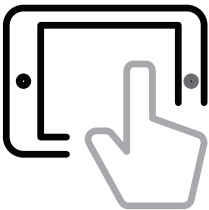
Verifying publication is difficult-to-impossible on the web.

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.

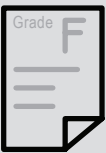


Moreover, the real digital divide for public notice is growing

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 ---

<div>SECOND INSERTION</div> <div>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: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com March 7, 14, 202525-00941L</div>	<div>SECOND INSERTION</div> <div>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: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com March 7, 14, 202525-00942L</div>	<div>SECOND INSERTION</div> <div>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: 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, 202525-00925L</div>	<div>SECOND INSERTION</div> <div>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, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 daet of first publication of this notice is March 7, 2025. Personal Representative: 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, 202525-00928L</div>	<div>SECOND INSERTION</div> <div>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 20, 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: Chris P. Meekins 1870 Briarcliff Circle NE, Apt. A Atlanta, Georgia 30329 Attorney for Personal Representative: Eviana 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: eviana.martin@martinlawfirm.com March 7, 14, 202525-00924L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000521 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: 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@richardsonsellers.com March 7, 14, 202525-00943L</div>
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THIRD INSERTION	SECOND INSERTION	SECOND 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 & Comptrol-ler. Feb. 28; Mar. 7, 14, 21, 2025 25-00769L	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 & Comptrol-ler. March 7, 14, 21, 28, 2025 25-00862L	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 & Comptrol-ler. March 7, 14, 21, 28, 2025 25-00874L

FOURTH INSERTION	SECOND 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 & Comptrol-ler. Feb. 21, 28; Mar. 7, 14, 2025 25-00651L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024003001 NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY AS-SETS 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 & Comptrol-ler. March 7, 14, 21, 28, 2025 25-00875L

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2024002991 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: 10-211 Year of Issuance 2022 Description of Property ROSEMARY PARK # 2 RESUB E 1/2 BLK C PB 8 PG 32 LOT 2 Strap Number 26-47-25-B3-0040C.0020 Names in which assessed: Juana Flores All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 & Comptrol-ler. March 7, 14, 21, 28, 2025 25-00861L	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 & Comptrol-ler. March 7, 14, 21, 28, 2025 25-00863L

SECOND INSERTION	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	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 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

THIRD INSERTION	SECOND 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 & Comptrol-ler. Feb. 28; Mar. 7, 14, 21, 2025 25-00776L	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

THIRD INSERTION	THIRD INSERTION
NOTICE OF ADMINISTRATIVE COMPLAINT To: MICHAEL A. STEWART, JR. Case: CD202411830/G 3305192 An Administrative Complaint to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. Feb. 28; Mar. 7, 14, 21, 2025 25-00836L	AND "LOT 12, BLOCK 47, UNIT 5, SECTION 2, LEHIGH ACRES, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 94, PUBLIC RECORDS OF LEE COUNTY, FLORIDA." You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Maria Bryant, Esq., The Haba Law Firm, 12420 Pebble Stone Court, Fort Myers 33913 on or before April 2, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. DATED ON THIS 21st day of February, 2025. (SEAL) K. Harris Kevin C. Karnes Clerk of Courts

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-005983 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. GORDON RANDALL LAVERS, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JEFFREY R LAVERS A/K/A JEFFREY ROBERT LAVERS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 UNKNOWN SPOUSE OF REBECCA ANN THOMAS A/K/A REBECCA ANN LAVERS 31713 ST. MARGARET STREET, ST. CLAIR SHORES, MI 48082 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 212 OF TIMBERWOOD	VILLAGE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1820, PAGE 673, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of said Court on the day of 02/26/2025 Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) By: N. Watson Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10266FL March 7, 14, 2025 25-00919L

SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 1128 - Young, Sharaya; 1271 - GARZA, YESENIA; 2111 - Olson, Erik; 2148 - Herrera, Norman; 2174 - Campos, Tiera; 2185 - Cardenas, Jocelyn; 2192 - Scott, Audberto; 2275 - Alvarado, Maria; 2284 - LARA, JOE B; 3013 - Dixon, Justin; 3143 - toles, Spencer; 3163 - Milanes, Brian; 3171 - Bethencourt, Alexandra; 3218 - Paulino, Jose; 3270 - Chai, Alfred PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 1024 - Allen, Jordan; 1175 - Ruilova, Jesus; 2124 - Carden, Kevin B.; 2360 - Cooper, Ian; 2368 - Varry, Marnie Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. March 7, 14, 2025 25-00947L	

--- TAX DEEDS ---

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003042</div> <div>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:</div> <div>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</div> <div>Names in which assessed: Judith A Nothof, JUDITH NOTHOF, VIRGINIA HOFF</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00864L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003048</div> <div>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:</div> <div>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</div> <div>Names in which assessed: NANCY A KIELAR, STANLEY J KIELAR JR</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00865L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002915</div> <div>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:</div> <div>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</div> <div>Names in which assessed: DULCE NOHEMI GAMEZ LUNA</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00867L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003011</div> <div>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 prop-erty and the name(s) in which it was assessed are as follows:</div> <div>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</div> <div>Names in which assessed: MARGARET C CASWELL</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00873L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003041</div> <div>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:</div> <div>Certificate Number: 18-547 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 57 PB 15 PG 179 LOT 11 Strap Number 01-45-27-10-00057.0110</div> <div>Names in which assessed: David P Oakley, DAVID PAUL OAKLEY</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00888L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003046</div> <div>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:</div> <div>Certificate Number: 18-654 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 4 BLK.25 PB 15 PG 192 LOT 22 Strap Number 02-45-27-04-00025.0220</div> <div>Names in which assessed: LOIS PELLEGRINO, MARY ANN WHITE</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00892L</div>
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<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003027</div> <div>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:</div> <div>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</div> <div>Names in which assessed: ZEBEDEE T CLARKE</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00866L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003043</div> <div>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:</div> <div>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</div> <div>Names in which assessed: EURO MEVIUS LLC</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00868L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003023</div> <div>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:</div> <div>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</div> <div>Names in which assessed: DALE G YOZAMP</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00869L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003029</div> <div>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:</div> <div>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</div> <div>Names in which assessed: JOSE LUIS CORDOVA</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00870L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003031</div> <div>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:</div> <div>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</div> <div>Names in which assessed: KENNETH J KRAMER</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00872L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002953</div> <div>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:</div> <div>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</div> <div>Names in which assessed: TEN MILE CANAL LLC, TEN MILE CANAL, LLC</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00785L</div>
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<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002987</div> <div>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 prop-erty and the name(s) in which it was assessed are as follows:</div> <div>Certificate Number: 18-146 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 1 BLK 3 DB 247 PG 226 LOT 3 Strap Number 33-44-27-01-00003.0030</div> <div>Names in which assessed: DAVID A BROWN, EDA D BROWN</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00876L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003020</div> <div>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:</div> <div>Certificate Number: 18-525 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 48 PB 15 PG 177 LOT 1 Strap Number 01-45-27-08-00048.0010</div> <div>Names in which assessed: FELIX A CRUZ, GABRIELA ROCIO GORDON SALVATI-ERRA</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00887L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003022</div> <div>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:</div> <div>Certificate Number: 18-631 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 14 PB 15 PG 189 LOT 3 Strap Number 02-45-27-02-00014.0030</div> <div>Names in which assessed: WINIFRED G DENNISTON, WINIFRED G DENNISTON ESTATE</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00891L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003024</div> <div>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:</div> <div>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</div> <div>Names in which assessed: ANNIE B RAMSAY, ANNIE B RAMSEY, E LEIGH RAMSAY, E LEIGH RAMSEY</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00894L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003000</div> <div>NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY AS-SETS 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 prop-erty and the name(s) in which it was assessed are as follows:</div> <div>Certificate Number: 19-024995 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 36 BLK 2300A PB 16 PG 122 LOT 37 Strap Number 25-43-23-C4-02300.A370</div> <div>Names in which assessed: AQ FL LAND LLC, AQ FL LAND, LLC</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00900L</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024003003</div> <div>NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY AS-SETS 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 prop-erty and the name(s) in which it was assessed are as follows:</div> <div>Certificate Number: 19-032639 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 31 BLK 2013 PB 14 PG 151 LOT 6 Strap Number 07-44-24-C1-02013.0060</div> <div>Names in which assessed: MARK A WILSON, MARK WILSON</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.</div> <div>March 7, 14, 21, 28, 2025</div> <div>25-00903L</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000373</div> <div>Division Probate</div> <div>IN RE: ESTATE OF GREGORY GIRARD GRAY</div> <div>Deceased.</div> <div>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.</div> <div>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.</div> <div>court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is March 7, 2025.</div> <div>Personal Representative: 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</div> <div>25-00967L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000566</div> <div>IN RE: ESTATE OF MARIE JUNETTE SONCEAU,</div> <div>Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</div> <div>TION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: March 7, 2025.</div> <div>RODDY MENARD Personal Representative 4628 Jane Avenue North Lehigh Acres, FL 33971 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</div> <div>25-00979L</div>
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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 fol-
lowing 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,
LEIGH ACRES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF ON FILE IN THE
OFFICE OF THE CLERK OF
THE CIRCUIT COURT, RE-
CORDED IN PLAT BOOK 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-
HIGH 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-
HIGH 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-
HIGH 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-
HIGH ACRES, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
20, PAGE 57 OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

You are required to serve a copy of your
written defenses, if any, to this action
on the Plaintiff's attorney, Maria Bry-
ant, Esq., The Haba Law Firm, 12420
Pebble Stone Court, Fort Myers 33913
ON OR BEFORE April 9, 2025, and file
the original with the Clerk of this Court
either before service on the Plaintiff's
attorney or immediately thereafter;
otherwise, a default will be entered
against you for the relief demanded in
the complaint or petition. A copy of this
Notice of Action has been mailed to you
at the address listed above, pursuant to
Florida Statutes on.

DATED ON THIS day of
02/28/2025.

Kevin C. Karnes
Clerk of Courts
(SEAL) T. Cline
D. C.

Maria Bryant, Esq.,
The Haba Law Firm,
12420 Pebble Stone Court,
Fort Myers 33913
mariabryant@habalaw.com
March 7, 14, 21, 28, 2025

25-00936L

SECOND INSERTION

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

CASE NO. 24-CA-005384
NEWREZ LLC DBA SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
RHOAN G. GUTHRIE, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclo-
sure dated February 10, 2025, and
entered in 24-CA-005384 of the Cir-
cuit Court of the TWENTIETH Ju-
dicial Circuit in and for Lee County,
Florida, wherein NEWREZ LLC DBA
SHELLPOINT MORTGAGE SER-
VICING is the Plaintiff and RHOAN
G. GUTHRIE; UNKNOWN SPOUSE
OF RHOAN G. GUTHRIE are the
Defendant(s). Kevin C. Karnes as the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.lee.realforeclose.com, at 09:00
AM, on March 27, 2025, the following
described property as set forth in said
Final Judgment, to wit:

LOT 6, BLOCK 93, UNIT 12,
SECTION 25, TOWNSHIP 44
SOUTH, RANGE 26 EAST, LE-
HIGH ACRES, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
13, PAGES 21-23, OF THE PUB-
LIC RECORDS OF LEE COUN-
TY, FLORIDA.

Property Address: 2601 ELVA
PL, LEHIGH ACRES, FL 33971

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

Dated this day of 03/05/2025

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

Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-222935 - MaM
March 7, 14, 2025

25-00976L

THIRD INSERTION

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

Case No.: 24CA8172
TERRENCE BARRIS AND
MELISSA BARRIS,
Plaintiffs, and
KR REAL ESTATE INVESTMENTS
LLC, A Missouri Corporation, CIRO
SPINELLA, TONY SPINELLA,
JOHN M. EDONE, JR., PETER
REALMONTE AND JOSEPH
LoGRASSO,
Defendants,
TO: CIRO SPINELLA, TONY SPINE-
LA, JOHN M. EDONE, JR., PETER
REALMONTE and JOSEPH Lo-
GRASSO, whose last known address
was 39 Keasler Ave., Lodi, New Jersey
07655, active or if dead, their unknown
spouses, widows, widowers, heirs, de-
visees, creditors, grantees, and against
all other persons or Parties, claiming
under them, and against all parties and
persons whomever having or claiming
to have any right, title, claim, lien, es-
tate, demand or interest regarding the
following describe land in Lee County,
Florida.

LEHIGH ACRES UNIT 8 BLK
28 DB 254 PG 60 LOTS 4 + 21
+ 22

THIRD INSERTION

STRAP:
22-44-27-LI-08028.0040
YOU ARE NOTIFIED that an action
for Quiet Title to the above described
properties has been filed against each
of you. You are required to serve a copy
of your written defenses, if any, to this
action on Melissa Y. Barris, Esq., Plain-
tiffs' attorney, whose address is 4513
Lee Blvd, Lehigh Acres, FL 33971, on or
before April 1, 2025 and file the original
with the clerk of this court at Lee Coun-
ty Courthouse, 1700 Monroe Street,
Fort Myers, Florida 33901, either before
service on Plaintiffs' attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.

THIS NOTICE will be published four
times, once each week for four consec-
utive weeks in a newspaper of general
circulation published in Lee County,
Florida.

DATED this day of 02/20/2025.

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

Melissa Barris, Esquire
Melissa@barris.law
4513 Lee Blvd
Lehigh Acres, FL 33972
Feb. 28; Mar. 7, 14, 21, 2025

25-00796L

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM
Sale to be held at www.storage treasures.com.
0075 - Hernandez, Omar; 0088C - Conlin, Dana; 0098 - Winstorm Shutters Hicks, Colin; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0307 - Florida Academy Chevelier, Chadwich; 0332 - society of st vincent de paul Moore, Kathleen; 0471 - Martinez, Lillian; 0476 - Edwards, Charisse; 0614 - Roper, Davonte; 0621 - Castillo, Norman; 0658 - Felix, Stephan; 0711 - Burow, Angelina; 0723 - Mattos Services LLC Mattos, Fabio; 0739 - Glover, DeAja; 0758 - Taylor, Jatesha; 0835 - Salazar, Ingrid; 0874 - Morton, Zachary; 0964 - Ward, Kiara; 1017 - Harris, Rodneria; 1345 - Bailey, Niquasia A; 1349 - Luneburg, Sabine; 1381 - Mesquita, Wilson; 1397 - Robinson, Alexander; RV1153 - Oglesbee, Keith
PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM
Sale to be held at www.storage treasures.com.
0010D - Hicks, Melvin; 0018D - MCARTHUR, BRUCE; 0084D - Hicks, Melvin; 0093E - Williams, Rebecca; 0105E - Dutton, Catherine; 1002G - Nixon, Jeffery; 1069 - Lopez, Sylvia; 4033G - Martin, Dawn
PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM
Sale to be held at www.storage treasures.com.
133 - Pineda, Claudia; 213 - Feliciano, Evaristo; 216 - Minuto, Doreen; 223 - Pickett, Patrick; 398 - Bordeaux, April; 483 - Bolanos, Karol; 944 - Gava, Oacyr
PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
C426 - Demeyere, Cody; D519 - Lampila, Jeffrey; D55276 - Fowler, Alexandra
PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
1008 - Padin, Juan; 1081 - Exilhomme, Aphonide; 3021 - Shachok, Mary; 3205 - Katz, Robert
PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM
Sale to be held at www.storage treasures.com.
B016 - Duvras, Jerome; B021 - Linares, Jhon; D006 - Deltore, Junior; D055 - morrison, kensley; E006 - Pyles, Rebecca Rivera; E048 - samedifede, Jorldine; F058 - Pelican Home Improvements Smith, Larry; H008 - Brown, Michael; H041 - Gloster, Christopher
PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811
Time: 12:45 PM
Sale to be held at www.storage treasures.com.
C050 - Rivera, Nathalie; C054 - Cyr, Pam; D102 - Miiranda, Natalia; D135 - Robinson, Katwila; E167 - Davis, Nicholas; E184 - Cook, Paul; G230 - boyd, Rudolph; G246 - Tomas, Lesli; H297 - Duenas, Terry; I348 - Green, Alexis; I351 - askew, William; K433 - Seymore, Brantia; L455 - Wells, Sara; L485 - Floral Artistry of The Islands Inc. Kox, Frans
PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM
Sale to be held at www.storage treasures.com.
1016 - Araujo, Josh; 1026 - Serrano, Ana; 1058 - Johnson, Natalie; 1113 - Suthard, Frances; 1117 - Benson, Andy; 1132 - Chaverri, Jonathon; 2018 - Fernandez, Katie; 2073 - Cerda, Arron; 2111 - Morton, Patricia L; 2171 - McKee, Elizabeth; 2205 - Sprague, Justin; 2232 - Powell, Keely; 3012 - Vaughn, Courtney; 3013 - Nunez, Noel; 3029 - Hernandez, Corey; 3112 - Navarro, Jennifer; 3118 - Sullivan Sr., James; 316465 - Stern, Aaron; 3166 - Jabr, Hayat
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 7, 14, 2025

25-00946L

THIRD INSERTION

25-00877L

THIRD INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA.

Case Number:
362024DR007234A001CH
Division: Domestic Relations/Family
JOSEPH PATRICK HANLON
Petitioner, and
RACQUEL CIRON,
Respondent
TO: RACQUEL CIRON
Lot 4, Block 5, Stoney Brook, Science
City of Munoz, Philippines 3119
YOU ARE HEREBY NOTIFIED
that a petition for Dissolution of your
Marriage has been filed against you
and you are required to serve a copy
of your written defenses, if any, to it on
JOSEPH PATRICK HANLON, Peti-
tioner, whose address is 224 DATURA
STREET, SUITE 915, WEST PALM
BEACH, FL 33401 and file the origi-
nal with the clerk of court on or before
(Date written defense is due), and file
the original with the clerk of this court
at 2075 Dr Martin Luther King Jr Blvd,
Fort Myers, FL 33901, either before ser-
vice on Petitioner's attorney or immedi-
ately thereafter; otherwise a default will
be entered against you for the relief de-
manded in the petition.

The action is asking the court to de-
cide how the following real or personal
property should be divided: None
Copies of all court documents in this
case, including orders are available at
the Clerk of the Circuit Court's office.
You may review these documents upon
request.

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal of striking of pleadings.
Dated: 02/17/2025

Dated: 02/17/2025
Clerk: KEVIN C. KARNES
Clerk of the Circuit Court
(Circuit Court Seal)
By: ELDORA BAKELMAN
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025

25-00808L

OFFICIAL
COURTHOUSE
WEBSITES

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manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

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POLK COUNTY

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Friday Publication

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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 24-CP-001460 IN RE: ESTATE OF SHIRLEY A. ROY, Deceased.
The administration of the estate of SHIRLEY A. ROY, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 7, 2025. Personal Representative: Sue Hamlin 106 Old Stage Coach Road Alton , ME 04468 Attorney for Personal Representative: /s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com Secondary Email: courtfilings@capecoralattorney.com March 7, 14, 2025 25-00970L
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 24-CP-003473 IN RE: ESTATE OF RONALD MURPHY, Deceased.
The administration of the estate of Ronald Murphy, deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Florida 33901. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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. Quintin J. Maxwell 160 E. Allen Street Lancaster, OH 43130 Warren Kemper III 4837 Prairie Lane Orient, OH 43146 /s/ Alvaro Sanchez Alvaro C. Sanchez Attorney for the Petitioners 1714 Cape Coral Parkway East Cape Coral, FL 33904 Tel: (239) 542-4733 Fax: (239) 542-9203 FLA BAR NO 105539 Email: alvaro@capecoralattorney.com Email: courtfilings@capecoralattorney.com March 7, 14, 2025 25-00978L

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 23-CC-8438 PINE GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. EDWARD R. VIGLIANO, PETRA L. VIGLIANO AND ALL OTHER OCCUPANTS OF 7127 ALMENDRO TER #4, FORT MYERS, FL 33907 Defendants.
Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Unit 4, Building Q, Pine Grove Townhouses Section II, being a parcel of land lying in Section 14, township 45 South, Range 24 East, Lee County, Florida, described as follows: Commencing at a found steel pin in cap No. 2469 marking the Southeast corner of Lot 2, as shown on Plat of LGS Concord, Unit One, a Subdivision recorded in Plat Book 30, Pages, 100 &101, of the Public Records of Lee County, Florida; thence South 89\’bo 00’ 58” West, along the Northerly Right-of-Way of Brantley Road (130 feet wide), for 660.00 feet to a found Concrete Monument Stamped Ink Engineering marking the Southeast corner of Pinegrove Townhouses Phase II (Unrecorded); thence North 01\’bo 06’ 00” West, along the East line of said Phase II, for 343.00 feet; thence South 88\’bo 53’ 57” West for 114.01 feet to the corner common to Units 1, 2, 3 and 4, Building Q, and the Point of Beginning; thence North 01\’bo 06’ 03” West for 31.10 feet; thence North 88\’bo 53’ 57” East for 39.40 feet to Point of Beginning. Parcel ID# 14-45-24-37-000Q0.0040 Property Address: 7127 Almendro Ter #4, Fort Myers, FL 33907. At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on April 3, 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: 02/28/2025 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 7, 14, 2025 25-00939L
SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-004593 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. GERALDINE A. SMITH, et. al, Defendants.
NOTICE IS HEREBY GIVEN that pursuant to an Order or Final Judgment entered in Case No. 24-CA-004593 of the Circuit Court of the 20TH Judicial Circuit in and LEE County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, GERALDINE A. SMITH, et. al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 1st day of May, 2025, the following described property: UNIT 1C, PALM FROND CONDOMINIUM, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGE 479, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. DATED this day of 03/04/2025 KEVIN C. KARNES Clerk Circuit Court (SEAL) By: N. Watson Deputy Clerk
Submitted by: GREENSPOON MARDER, LLP 100 West Cypress Creek Road Trade Centre South, Suite 700 Fort Lauderdale, FL 33309 954-491-1120 24-001209-01 (58341.2003) March 7, 14, 2025 25-00965L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002836 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: 21-017547 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 15 BLK 85 PB 18 PG 121 LOT 6 Strap Number 25-45-27-15-00085.0060 Names in which assessed: RAIMOND A GHALI-CLEMENT, RAIMOND ALLAL GHALI-CLEMENT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00659L
THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002931 NOTICE IS HEREBY GIVEN that Two Cents Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 10-120 Year of Issuance 2022 Description of Property BONITA 2001 OR 3705 PG 631 UNIT 4 Strap Number 22-47-25-B4-01800.0004 Names in which assessed: 9201 BROOKWOOD COURT UNIT 4, 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 25-00737L
THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002935 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: 13-434 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 10 BLK 88 PB 15 PG 91 LOT 1 Strap Number 35-44-26-10-00088.0010 Names in which assessed: DALE L VINCENT JR ESTATE, DALE LEON VINCENT ESTATE, DAVID VINCENT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00742L
THIRD INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-004870 WELLS FARGO BANK, N.A., Plaintiff, vs. EDWARD DEGEN, Defendant.
To: EDWARD DEGEN 19150 GOTTARDE ROAD, NORTH FORT MYERS, FL 33917 LAST KNOWN ADDRESS STATED, CURRENT RESIDENT UNKNOWN YOU ARE HEREBY NOTIFIED that an action has been filed against you and you are required to file a copy of your written defenses, if any, to Maximilien Palenzuela, Esq., LEWIS BRISBOIS BISGAARD & SMITH LLP, 110 S.E. 6th Street, Suite 2600, Fort Lauderdale, FL 33301, and file the original with the Clerk of the above-styled Court on or before April 7, 2025 or 30 days from the

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002865 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: 21-116 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK 25 PB 18 PG 75 LOT 3 Strap Number 22-45-27-05-00025.0030 Names in which assessed: ANGEL HANDS HEALTHCARE PLLC, ANGEL HANDS HEALTHCARE, PLLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00664L
THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002934 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: 13-371 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 5 BLK.37 PB 15 PG 91 LOT 4 Strap Number 35-44-26-05-00037.0040 Names in which assessed: ALMA J KINSMAN, ALMA JIM KINSMAN, FRANK L KINSMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00741L
FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002839 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: 21-018423 Year of Issuance 2021 Description of Property LEHIGH ACRES UNIT 13 BLK 80 PB 28 PG 71 LOT 10 Strap Number 36-45-27-13-00080.0100 Names in which assessed: AMERICAN ESTATE AND TRUST, DAPHNE M RUSSELL, HAROLD P RUSSELL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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 25-00663L
THIRD INSERTION
first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of said Court on the 26 day of February, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court By: K. Harris Depty Clerk LEWIS BRISBOIS BISGAARD & SMITH LLP Counsel for Wells Fargo Bank, N.A. 110 S.E. 6th Street, Suite 2600 Fort Lauderdale, FL 33301 Phone: (954) 728-1280 J. Jay Thornton; FBN 323070 jay.thornton@lewisbrisbois.com Maximilien Palenzuela; FBN: 1031444 Max.palenzuela@lewisbrisbois.com 149622473.1 Feb. 28; Mar. 7, 14, 21, 2025 25-00852L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002923 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: 14-579 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 2 BLK 18 PB 15 PG 99 LOT 6 Strap Number 13-45-26-02-00018.0060 Names in which assessed: ELEANOR ACKERMAN, ELEANOR M ACKERMAN, R A ACKERMAN, RAYMOND A ACKERMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00752L
THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 2025-CA-000442 MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company, Plaintiff, v. DORA MARIA GAMEZ, individually 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: DORA MARIA GAMEZ Last Known Address: 4906 66th Ave, Hyattsville, MD 20784 Current Address: Unknown 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 Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action for Quiet Title on the following property in Lee County, Florida: Lot 8, Block 21, Unit 4, Section 13, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof as recorded in Plat Book 15, Page 15, Public Records of Lee County, Florida. STRAP: 13-44-27-L3-04021.0080 Folio ID: 10369747 Also known as 1308 Irving Ave,
THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-007974 BIRSCEO LLC, Plaintiff(s), vs. KAZIMER GRABOWSKI; if living, and if dead, her/his/their unknown estates, spouses, widows, heirs, devisees, trustees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property. Defendants.
TO: KAZIMER GRABOWSKI, last known address 13925 STEPHENS RD, WARREN, MI 48089-5711 and last known mailing address PO BOX 5283, WARREN, MI 48090-5283; and her/his/their unknown estates, spouses, widows, heirs, devisees, trustees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property. YOU ARE NOTIFIED that an action has been filed against you to quiet title pursuant to a tax deed to the following property(ies) located in Lee County, Florida: LOT 46 AND 47, BLOCK 4030, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL, UNIT 56, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2024002947 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: 19-018031 Year of Issuance 2019 Description of Property LEHIGH ACRES UNIT 3 BLK 18 PB 15 PG 132 LOT 23 Strap Number 14-45-27-03-00018.0230 Names in which assessed: DONALD W BRUCE, DONALD WINFIELD BRUCE, JOAN P BRUCE, JOAN PATRICIA BRUCE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-00766L
Lehigh Acres, FL 33972 has been filed against you and you are required to serve a copy of your written defenses on or before April 7, 2025 of the first publication, if any, on Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney, whose address is 4076 E State Road 44, Wildwood, FL 34785, and file the original with the Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for four consecutive weeks in Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 02/26/2025 KEVIN C KARNES CLERK OF THE COURT (SEAL) BY K. Harris As Deputy Clerk (239) 533-5000 Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney, 4076 E State Road 44, Wildwood, FL 34785 Feb. 28; Mar. 7, 14, 21, 2025 25-00858L
THIRD INSERTION
THE PLAT BOOK 19, PAGE 108, Strap Number: 05-44-23-C4-04030.0460, Site Address: 2901 TROPICANA PKWY W, CAPE CORAL, FL 33993. You are required to serve a copy of your written response, if any, to this action on Ilian Rashtanov, Plaintiff's attorney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before April 7, 2025, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED 02/26/2025. Kevin C. Karnes, as Clerk of Court (SEAL) By: K. Harris Deputy Clerk Ilian Rashtanov, Plaintiff's attorney, One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com Feb. 28; Mar. 7, 14, 21, 2025 25-00853L

TAX DEEDS / SALES / ACTIONS / ESTATE ---

<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002885</div> <div>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:</div> <div>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</div> <div>Names in which assessed: ALEXANDER P LAROCHE, JORDAN A LAROCHE, KASSIDY LAROCHE, REJANE T LAROCHE</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00635L</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002854</div> <div>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:</div> <div>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</div> <div>Names in which assessed: ECO HOME COMPANY LLC, THE ECO HOME COMPANY LLC, THE ECO HOME COMPANY, LLC</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00679L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002897</div> <div>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:</div> <div>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</div> <div>Names in which assessed: FISH E LAWRENCE, LAWRENCE EDWARD FISH ESTATE, NOLA C BELL, NOLA C BELL OR THE ESTATE OF LAWRENCE E FISH</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00739L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002937</div> <div>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:</div> <div>Certificate Number: 13-577 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 11 BLK 104 DB 281 PG 50 LOT 3 Strap Number 36-44-26-11-00104.0030</div> <div>Names in which assessed: DOROTHY CORMANY, DOROTHY HOFFER, SAMUEL CORMANY</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00745L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002933</div> <div>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:</div> <div>Certificate Number: 13-285 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 8 BLK 74 PB 15 PG 90 LOT 18 Strap Number 34-44-26-08-00074.0180</div> <div>Names in which assessed: JACK A VICKREY, MARJORIE M. VICKREY TRUST AGREEMENT DATED OCTOBER 8, 2008</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00740L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002900</div> <div>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:</div> <div>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</div> <div>Names in which assessed: BERKELEY BURKE TRUSTEES CO LTD M DAY, BERKELEY BURKE TRUSTEES CO, LTD</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00744L</div>
<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002888</div> <div>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:</div> <div>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</div> <div>Names in which assessed: LYNNE T COLALUCA TRUST, LYNNE T. COLALUCA REVOCABLE TRUST DATED SEPTEMBER 12, 2012</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00636L</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002810</div> <div>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:</div> <div>Certificate Number: 18-845 Year of Issuance 2022 Description of Property TWINLAKE ESTATES UNIT 11 BLK 45 PB 15 PG 217 LOT 18 Strap Number 03-45-27-11-00045.0180</div> <div>Names in which assessed: CARMEN MARIA DEI MURILLO, COLL & ASSOCIATES LLC, COLL & ASSOCIATES LLC, WILMER MURILLO</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00638L</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002791</div> <div>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:</div> <div>Certificate Number: 12-745 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 6 BLK.66 PB 15 PG 77 LOT 11 Strap Number 27-44-26-06-00066.0110</div> <div>Names in which assessed: ERIC ROSS, HELEN BURCH, JOHN POULERIS, MARIE A MCDONALD, STEPHEN L POULERIS, TERESA POULERIS, WILLIAM POULERIS</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00631L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2024002962</div> <div>NOTICE IS HEREBY GIVEN that Franrosa 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:</div> <div>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</div> <div>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</div> <div>All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 04/22/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00783L</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-0601</div> <div>Division Probate</div> <div>IN RE: ESTATE OF RAYMOND M. KELLER Deceased.</div> <div>The administration of the estate of RAYMOND M. KELLER, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-0601</div> <div>Division Probate</div> <div>IN RE: ESTATE OF RAYMOND M. KELLER Deceased.</div> <div>The administration of the estate of RAYMOND M. KELLER, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: March 7, 2025.</div> <div>Personal Representative: /s/ Dawn K. Keller</div> <div>DAWN K. KELLER</div> <div>27220 J C Lane</div> <div>Bonita Springs, Florida 34135</div> <div>Attorney for Personal Representative: /s/ John Paul Bratcher</div> <div>JOHN PAUL BRATCHER, Attorney</div> <div>Florida Bar Number: 101928</div> <div>GrayRobinson, P.A.</div> <div>999 Vanderbilt Beach Road, Suite 612</div> <div>Naples, Florida 34108</div> <div>Telephone: (239) 598-3601</div> <div>Fax: (239) 598-3164</div> <div>E-Mail: jp.bratcher@gray-robinson.com</div> <div>Secondary E-Mail: lyndsey.black@gray-robinson.com</div> <div>#62827861 v1</div> <div>March 7, 14, 2025</div> <div>25-00969L</div>
<div>FOURTH INSERTION</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div> <div>Case No.: 25-DR-001130</div> <div>QUERUBE SIMMONS CEJA, Petitioner, and</div> <div>ADAN CEJA, Respondent,</div> <div>TO: ADAN CEJA</div> <div>15119 Weeping Cedar Lane, Houston, TX 77084</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Dated: 02/17/2025</div> <div>Kevin C. Karnes</div> <div>CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman</div> <div>Deputy Clerk</div> <div>Feb. 21, 28; Mar. 7, 14, 2025</div> <div>25-00706L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>CASE NO. 2024-CP-001878</div> <div>VIVIAN E. SABIO, as Co-Trustee of the Theodore Roosevelt Davis Trust dated June 22, 2021,</div> <div>Petitioner, v.</div> <div>ONDRA JENKINS, as Co-Trustee of the Theodore Roosevelt Davis Trust dated June 22nd, 2021, and DADE COUNTY FEDERAL CREDIT UNION,</div> <div>Respondents,</div> <div>LARRY THOMAS JOHNSON, SR, LARRY THOMAS JOHNSON, JR, LEAH MALLICIA WHITE, NOEL WHITE, LEON GERARD WHITE, JR., ADRENA JOHNSON, JASMINE C. JOHNSON, and ERIK B. GRINDAL,</div> <div>Nominal Defendants.</div> <div>TO: ONDRA JENKINS</div> <div>1065 NW 47th Terrace</div> <div>Miami, FL 33127-2219</div> <div>YOU ARE NOTIFIED that an action for Amended Petition to Determine Validity of Trust has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:</div> <div>Stephen P. Heuston, Esq.</div> <div>James D. Pretorius, Esq.</div> <div>HEUSTON LEGAL PLLC</div> <div>1333 Gateway Drive, Unit 1024</div> <div>Melbourne, FL 32901</div> <div>(321) 428-2820</div> <div>on or before [April 2nd, 2025], and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.</div> <div>Signed on this 21st day of February, 2025.</div> <div>Kevin C. Karnes</div> <div>As Clerk of the Court</div> <div>By: C. Russo</div> <div>As Deputy Clerk</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00818L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>Case No.2025-CA-000696</div> <div>MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,</div> <div>Plaintiff, v.</div> <div>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VINCENT RECINE, SR, DECEASED,</div> <div>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.</div> <div>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VINCENT RECINE, SR, DECEASED</div> <div>Last Known Address: 2409 SW 43rd Terrace, Cape Coral, FL 33914</div> <div>Current Address: None</div> <div>THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE VINCENT RECINE, SR. TRUST DATED MAY 16, 2006</div> <div>Last Known Address: Unknown</div> <div>Current Address: Unknown</div> <div>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</div> <div>Last Known Address: Unknown</div> <div>Current Address: Unknown</div> <div>YOU ARE NOTIFIED that an action for Quiet Title on the following property in Lee County, Florida:</div> <div>Lot 24, Block 6078, Unit 97, CAPE CORAL SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 25, Page 85 to 97, inclusive, in the Public Records of Lee County, Florida,</div> <div>Parcel ID: 07-43-23-C3-06078.0240</div> <div>Also known as 4613 NW 34th Avenue, Cape Coral, FL 33993</div> <div>has been filed against you and you are required to serve a copy of your written defenses on or before April 7, 2025, if any, on Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney, whose address is 4076 E State Road 44, Wildwood, FL 34785, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.</div> <div>This notice shall be published once a week for four consecutive weeks in Business Observer.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>WITNESS my hand and the seal of this Court on this 02/26/2025</div> <div>KEVIN C KARNES</div> <div>CLERK OF THE COURT (SEAL) BY K. Harris</div> <div>As Deputy Clerk</div> <div>(239) 533-5000</div> <div>Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney,</div> <div>4076 E State Road 44,</div> <div>Wildwood, FL 34785</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00857L</div>	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>Case No. 2025-CA-000695</div> <div>MCDANIEL PROPERTIES GROUP ONE, LLC, a Wyoming limited liability company,</div> <div>Plaintiff, v.</div> <div>BETTE J. BUTTON, individually,</div> <div>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST KENNETH R. BUTTON, DECEASED, 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.</div> <div>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST KENNETH R. BUTTON, DECEASED</div> <div>Last Known Address: 1010 Nottingham Ln, Hoffman Estates, IL 60169</div> <div>Current Address: None</div> <div>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</div> <div>Last Known Address: Unknown</div> <div>Current Address: Unknown</div> <div>YOU ARE NOTIFIED that an action for Quiet Title on the following property in Lee County, Florida:</div> <div>Lots 24 and 25, Block 6109, Cape Coral Subdivision, Unit</div> <div>97, according to the map or plat thereof as recorded in Plat Book 25, Page 85, Public Records of Lee County, Florida,</div> <div>Parcel ID: 07-43-23-C4-06109.0240</div> <div>Also known as 3808 NW 44th Terrace, Cape Coral, FL 33993</div> <div>has been filed against you and you are required to serve a copy of your written defenses on or before April 7, 2025, if any, on Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney, whose address is 4076 E State Road 44, Wildwood, FL 34785, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.</div> <div>This notice shall be published once a week for four consecutive weeks in Business Observer.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>WITNESS my hand and the seal of this Court on this 02/26/2025</div> <div>KEVIN C KARNES</div> <div>CLERK OF THE COURT (SEAL) BY K. Harris</div> <div>As Deputy Clerk</div> <div>(239) 533-5000</div> <div>Law Offices of Jennifer Isaksen, PA, Plaintiffs' attorney,</div> <div>4076 E State Road 44,</div> <div>Wildwood, FL 34785</div> <div>Feb. 28; Mar. 7, 14, 21, 2025</div> <div>25-00859L</div>		

--- ESTATE ---

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., 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 THREE (3) MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

RACHAEL M. ELDRIDGE,
Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
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.realforeclose.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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is 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 25-00933L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000046
IN RE: ESTATE OF
AVA THOMAS HULETT

The administration of the estate of AVA THOMAS HULETT, deceased, whose date of death was June 15, 2024; File Number 25-CP-000046, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

JAMES BRADLEY HULETT
Personal Representative
19428 La Serena Drive
Estero, FL 33967
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
GENDEARS 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 7, 14, 2025 25-00934L

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 the personal representative's attorney are set forth below.

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

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

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

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

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

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

KYERSTER CONRAD
Personal Representative
Kyerster 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:
jriversa@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. 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

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 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was June 22, 2024; that the total value of the estate is [exempt] and that the names and addresses of those to whom it has been assigned by such order are:

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 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.

Personal Representative:
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

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 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 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) 992-0723
E-Mail:
csellers@richardsonsellers.com
March 7, 14, 2025 25-00940L

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 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:
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-000506
Division: Probate
IN RE: ESTATE OF
JOYCE M. KING HUGHES,
Deceased.

The administration of the estate of Joyce M. King Hughes, deceased, whose date of death was December 28, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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 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:
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

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 Representatives:
Kelly L. Landis
1633 Ardmore Rd.
Fort Myers, FL 33901
Karol J. Sabo
2731 Walkers Creek Rd.
Bland, VA 24315

Attorney for Personal Representatives:
Joe C. Cuffel
Attorney for Personal Representatives
Florida Bar Number: 1019964
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail:
jocucuffel@gskattorneys.com
01036906.DOC/1
March 7, 14, 2025 25-00944L

PUBLISH YOUR LEGAL NOTICE

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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.	FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 732.221. 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 March 7, 14, 202525-00960L
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	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003166 Division Probate IN RE: ESTATE OF SUE OI LOOK A/K/A SUE LUKE Deceased.	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. 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. Ancillary Personal Representative /s/ Don Look Don Look 317 Anchor Drive Carpentersville, Illinois 60110 Attorney for Ancillary Personal Representative /s/ Chad E. Brocato, Sr. Chad E. Brocato, Sr, Esq, Attorney Florida Bar Number: 110730 Moiguer Brocato Law 110 SE 6th Street, 17th Floor Fort Lauderdale, Florida 33301 Telephone: (954) 998-7914 Fax: (786) 800-9488 E-Mail: service@mylawyer.legal Secondary E-Mail: chad@mylawyer.legal March 7, 14, 202525-00957L
The ancillary administration of the estate of SUE OI LOOK a/k/a SUE LUKE, deceased, whose date of death was March 3, 2023, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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,	

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.	WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes. 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: Agl�� 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 01047214.DOCX/1 March 7, 14, 202525-00949L
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	

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. 732.221, 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.

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:

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, 202525-00963L

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 ADDRESS: 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 Petitioner's Attorney, Sarah M. Oquendo, Esq., of Coleman, Taylor, Klaus, Dou  , 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 OF THE CIRCUIT COURT (SEAL) By: K. Dix

As Deputy Clerk

March 7, 14, 21, 28, 202525-00954L

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

File No. 25-CP-0659

Division: Probate

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. 732.221, 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.

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@sbshlaw.com

Secondary E-Mail: bmerhige@sbshlaw.com

March 7, 14, 202525-00962L

SECOND INSERTION

CLERK'S NOTICE OF SALE

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

GENERAL JURISDICTION DIVISION

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 on March 27, 2025 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 5, BLOCK B, STONEY-BROOK AT GATEWAY UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 75, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 9848 Blue Stone Circle, Fort Myers, FL 33913.

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

Dated: 02/28/2025.

KEVIN C. KARNES, CLERK

LEE COUNTY CIRCUIT COURT (SEAL) By: N. Watson

Deputy Clerk

KELLEY L. CHURCH, ESQUIRE

QUINTAIROS, PRIETO, WOOD & BOYER, P.A.

255 SOUTH ORANGE AVENUE, SUITE 900

ORLANDO, FL 32801

ATTORNEY FOR PLAINTIFF

SERVICECOPIES@QPWBLAW.COM

Matter No.: FL-001879-23

March 7, 14, 202525-00937L

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SECOND INSERTION			SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-6477 DAVIS WOODS CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. RECKLESS ABANDON INVESTMENTS, LLC, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 24-CC-6477 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein DAVIS WOODS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Reckless Abandon Investments, LLC are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 27th day of March, 2025 the following described property as set forth in said Final Judgment, to wit: Apartment No. 915 of Davis Woods Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1580, page 83, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements. A/K/A: 16881 Davis Road, Unit Apt. 915, Fort Myers, FL 33908 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. DATED this day of 02/27/2025, KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N. Watson As Deputy Clerk BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Carolyn C. Meadows, Esq. Florida Bar #92888 1 East Broward Blvd., Suite 1700 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservice@mail@beckerlawyers.com 26252984v.1 D03409/420315 March 7, 14, 202525-00938L			NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CC-1874 MAASTRICHT ENGINEERING, INC., Plaintiff, v. SUNNYSIDE INTERNATIONAL ENTERPRISES, LLC, Defendant. Notice is hereby given pursuant to a Final Judgment for Foreclosure filed the 18th day of February, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No.: 24-CC-001874 wherein MAASTRICHT ENGINEERING, INC. is the Plaintiff and SUNNYSIDE INTERNATIONAL ENTERPRISES, LLC, is the Defendant. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on MARCH 20, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit: 131 SW 16th Place, Cape Coral, Florida 33991 Lots 23 through 26, Block 3680, of CAPE CORAL UNIT 50, according to the plat thereof, as recorded in Plat Book 17, Page 159, inclusive, of the Public Records of Lee County, Florida Parcel ID Number: 16-44-23-C2-03680.0230 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 before the Clerk reports the surplus as unclaimed. Dated on this 02/27/2025 Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: N. Watson Deputy Clerk Frank A. Pavese, Jr., Esq., Pavese Law Firm, P.O. Box 100088, Cape Coral, Florida 33904-0088 FrankPaveseJr@paveselaw.com JinetteSalazar@paveselaw.com March 7, 14, 202525-00920L		
SECOND INSERTION			SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-002503 PANORAMA MORTGAGE GROUP, LLC, Plaintiff, v. JOEL LOPEZ, JR.; et al, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 20, 2025 and entered in Case No. 24-CA-002503 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JOEL LOPEZ, JR., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on March 20, 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 RECORDED IN PLAT BOOK 14, PAGES 117 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, and commonly known as: 310 SE 29TH TERRACE, CAPE CORAL, 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 Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. WITNESS my hand and the seal of the court on 03/04/2025 KEVIN KARNES As Clerk of the Circuit Court Lee County, Florida (SEAL) N. Watson DEPUTY CLERK GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Christophal Hellewell Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Tara Rosenfeld, Esq. FL Bar No.: 59454 fcpleadings@ghidottiberger.com March 7, 14, 202525-00959L			NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CC-006750 WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. PAMELA S. JOHNSON, LIFE TENANT, FORREST SHANE JOHNSON, AS REMAINDERMAN, and UNKNOWN TENANT, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 20, 2025, entered in Case No. 24-CC-006750, of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and PAMELA S. JOHNSON, LIFE TENANT, and FORREST SHANE JOHNSON, AS REMAINDERMAN are Defendants, the Clerk of the Court, Kevin C. Karnes, will sell to the highest bidder for cash on March 27, 2025, in an on-line sale at www.lee.realforeclose.com beginning at 9:00 a.m., the following property as set forth in said Final Judgment, to wit: Property Address: 6102 Whiskey Creek Drive, Unit 102, Fort Myers, FL 33919. Unit No. 102, Building 2 of Whiskey Creek Adult Condominium, Section One, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1018, Page 1839, and all exhibits and amendments thereof, Public Records of Lee County, Florida. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. Dated: 02/26/2025 Kevin C. Karnes Lee Clerk of Circuit Court (SEAL) By: N. Watson Deputy Clerk /s/ Bryan B. Levine, Esq. Primary Email: Pleadings@knoxlevine.com Bryan B. Levine, Esq., FBN 89821 36354 U.S. 19 N. Palm Harbor FL 34684 Main Line: (727) 223-6368; Fax: (727) 478-4579 March 7, 14, 202525-00922L		

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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00914L

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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00890L

SECOND INSERTION

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

Tax Deed #:2024002983
NOTICE IS HEREBY GIVEN that XIAOJUN SUN AMAZON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-001915 Year of Issuance 2021 Description of Property GEARYS ADDN.TO MATLACHA PB 9 PG 4 SELY 20 FT LOT O Strap Number 24-44-22-05-01000.O00A
Names in which assessed: LEVENTURES 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00910L

SECOND INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date March 28, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309 V13168 2001 RNK FL9622LM Hull ID#: RNK669321001 in/outboard pleasure gas fiberglass 36ft R/O Layfayette Federal Credit Union and/or Daryl William Becker Lienor: Salty Sam's Marina 2500 Main St Ft Myers Fl

March 7, 14, 2025

25-00931L

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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00916L

SECOND INSERTION

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

Tax Deed #:2024002978
NOTICE IS HEREBY GIVEN that Shaheen 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00906L

SECOND INSERTION

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

Tax Deed #:2024002967
NOTICE IS HEREBY GIVEN that Co-nache 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: 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00913L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is 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. 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 #: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 PETRUCELLI, DANIEL PETRUCELLI, MI-CHAEAL D PETRUCELLI ES-TATE

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

March 7, 14, 21, 28, 2025

25-00912L

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 LEHIGH ACRES UNIT 8 BLK 45 PB 15 PG 177 LOT 5 Strap Number 01-45-27-08-00045.0050
Names in which assessed: RAYMOND R SANGSTER, RAY-MOND R SANGSTER,, RAY-MOND ROOSEVELT SANG-STER, 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00885L

SECOND INSERTION

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

Tax Deed #:2024002992
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: 75-34 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00915L

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. LEE CUMMINS 0004 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.

March 7, 14, 2025

25-00971L

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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00905L

SECOND INSERTION

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

Tax Deed #:2024003010
NOTICE IS HEREBY GIVEN that PALLUM 40IK PLAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-140 Year of Issuance 2022 Description of Property SOUTHWOOD UNIT 19 BLK 95 PB 26 PG 82 LOT 2 Strap Number 08-45-27-19-00095.0020
Names in which assessed: BETTY E HANG, CHUNG S HANG, EAGLEVIEW FINAN-CIAL SERVICES LLC, GOLD-OME CREDIT CORP, GOLD-OME CREDIT CORPORATION

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

March 7, 14, 21, 28, 2025

25-00904L

SECOND INSERTION

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

Tax Deed #:2024002996
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: 93-46 Year of Issuance 2022 Description of Property AMERICA OUT-DOORS CAMPER RESORT 1 CONDO BLK W OR 1673 PG 2487 UNIT 82 Strap Number 07-46-25-04-00W00.0820
Names in which assessed: EDMOND J. VALOIS REVOCABLE TRUST UNDER AGREE-MENT DATED MARCH 16, 2018

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

March 7, 14, 21, 28, 2025

25-00918L

SECOND INSERTION

NOTICE OF SUSPENSION

To: JASMIE HERNANDEZ
Case: CD202411916/D 3315415
A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to theFlorida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

March 7, 14, 21, 2025

25-00980L

SECOND INSERTION

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

Tax Deed #:2024003005
NOTICE IS HEREBY GIVEN that ANDREW SYKAHUA BEEFY AS-SETS 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 & Comptrol-ler.

March 7, 14, 21, 28, 2025

25-00902L

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:

Certificate Number: 20-081 Year of Issuance 2022 Description of Property LEHIGH ACRES UNIT 3 BLK.19 PB 18 PG 21 LOT 10 Strap Number 13-45-27-03-00019.0100
Names in which assessed: GABRIEL ACOSTA, JUAN GABRIEL ACOSTA, MARVIN ACOSTA, MIREYA AMPARA GABRIELA ACOSTA, MONICA AYALA

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

March 7, 14, 21, 28, 2025

25-00909L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND
FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-000441
IN RE: THE ESTATE OF
TERRANCE BRENT LINDERS,
deceased

The administration of the Estate of Ter-rance Brent Linders, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
William Bruce Linders
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
March 7, 14, 2025

25-00926L

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, SHARON SANG-STER

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

March 7, 14, 21, 28, 2025

25-00886L

SECOND INSERTION

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

Tax Deed #:2024002980
NOTICE IS HEREBY GIVEN that Bri-an Moore the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 76-51 Year of Issuance 2022 Description of Property CINNAMON COVE VILLAS CONDO OR 1641 PG 2106 UNIT 3020 Strap Number 06-46-24-17-00000.3020
Names in which assessed: KAREN GOETZ, RONALD GOETZ

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

March 7, 14, 21, 28, 2025

25-00917L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-650
IN RE: ESTATE OF
GARY NELSON RESSLER,
Deceased.

The administration of the Estate of GARY NELSON RESSLER, deceased, whose date of death was January 19, 2025, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The first publication of this notice is March 7, 2025.

SHELLY JO SIPP
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 7, 14, 2025

25-00927L

K.COM

