

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 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.storageauctions.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.storageauctions.com.

1012 - Gomez, Robert; 1043 - Hernandez, Gabrielle; 1076 - White, Davonte; 1077 - Bolanos, Damaris; 1080 - Glee, Naomi; 1123 - James, Tommario; 1166 - Milhomme, Iphanie; 1175 - Kindrick, Lamesha; 1183 - Adams, Andre; 1223 - Martinez, Nathalia; 1253 - Crieg, Lindsay C; 1278 - Perez, Maria; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2078 - Oszust, Michael; 2185 - Cardenas, Jocelyn; 2192 - Ortiz, Carlos; 2261 - barton, Christina; 3029 - lee, Otis; 3036 - Crutchley, Nicholas; 3042 - Tira, Asheline; 3045 - tatlock, Ashlee; 3046 - Sheer Welding llc GONZALEZ, MICHAEL S; 3052 - Bosman, Ashley; 3072 - ferreras, Nayla; 3091 - Perez, Joshue Sotero; 3115 - louissaint, Nathalie; 3118 - Rodriguez, Joycette; 3127 - Jones, Alycia; 3128 - Lee, Angela; 3143 - toles, Spencer; 3168 - Manzanarez, Carla; 3190 - Garcia, Lizzette; 3221 - burdine, Katie; 3258 - Bell, Alisha; 3269 - Goshea, Lakisa; 3271 - garner, tarah; 3284 - jimenez, Carlos; 3296 - Villanueva, Hazael; 3305 - pinkney, Latonga

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

Time: 10:00 AM

Sale to be held at www.storageauctions.com.

1010 - German, Kayla; 1018 - Parker, Hildette; 1091 - Hearn, William; 1099 - Douglas-Rose, Carles; 1105 - carrion, Edwin; 1556 - Stalnaker, Michelle; 2045 - Lucas, Jennifer; 2053 - Rivera, Ezequiel; 2057 - Benavides, Oscar; 2084 - Owens, Trellany; 2313 - Charley, Johan; 2384 - Doherty, Sean

1127 - Garcia, Donald; 1731 - Perets, Paul; 2006 - follette, Shyra; 2114 - Hess, Roger; 2131 - Aleshire, Sarah; 2234 - Carchidi, Lillian; 2324 - Wasesleski, Edward; 2406 - Marich, Ashley; 2532 - Alvis, Cindy; 2601 - Canneto, Anthony; 2614 - Mullins, Jennifer; 3005 - Ross, Kandi; 5023 - Alvis, Cindy; 7012 - Hansen, Noreen

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.

June 6, 13, 2025

25-01978L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 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.storageauctions.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.storageauctions.com.

0001 - GANT, EDDIE; 0004 - GANT, EDDIE; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0044 - Martin, Adrian; 0065 - Carey, Adrian; 0073 - Rubiano, Giovanni; 0075 - Hernandez, Omar; 0102 - Ventura, Luis; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0182 - Beltran, Junior; 0188 - mateu, Lorenzo; 0197 - Pinkney, Emerson; 0207 - Rose-Swan, Pamela; 0237 - Mcknight-Simms, Velisicia; 0258 - lopez, Bryan; 0331 - Tech Help Enterprise LLC Tyndall, Jason; 0342 - Naikpay, Ferdows; 0385 - De Dios, Sandra; 0404 - Welch, shannen; 0415 - Luther, Robert; 0422 - Epps, Sandra K; 0461 - Lee, Janeisha; 0481 - Hill, Danny; 0484 - Tedesco, Aurielle; 0559 - bowen, dobie; 0573 - Glenn, Shaquetta; 0614 - Roper, Davonte; 0646 - Vinton, Yvonne; 0658 - Felix, Stephan; 0792 - Jones, Tanya; 0829 - St. Clair, Nathan; 0877 - Shields, Marlon; 0888 - Veiga, Felipe; 0908 - Hoffman, Shon; 0964 - Ward, Kiara; 0965 - Pacheco, Amy; 0984 - Courtney, Crystal; 1345 - Bailey, Niquasia A; 1389 - Alexis, Marie; 1397 - Escarmant, Johanna; RV1129 - Brown, Chris

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storageauctions.com.

Sale to be held at www.storageauctions.com.

0016 - McFarlane, Chrissy; 0023A - Cardona, Jesus; 0105E - Taylor, Nicholas; 1002G - Nixon, Jeffery; 1007 - Ashe, Robert; 1009G - Mccune, Steven; 1018 - Storr III, Charles; 1091 - Miner, Christie; 1181 - Henderson, Camerin; 6004 - Buckingham services Burlingham, Mark

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storageauctions.com.

070 - ROBERSON, JAYLYN; 133 - Pineda, Claudia; 145 - Tobler, Devonte; 253 - SWFL Holiday Lights LLC Altmeaux, Fekel; 279 - Miller, Frank; 280 - CASTANO, GIANCARLOS; 292 - Alexander, Patricia; 398 - Bordeaux, April; 404 - Jones, Lisa; 408 - Moore, Larissa; 451 - Lampkin, ShaDreya; 483 - Amaya, Anthony; 500 - Chandler, Brian

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storageauctions.com.

A167 - Perez, India; B377 - delarosa, maria; C418 - Hermance Jr., Robert

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storageauctions.com.

2161 - Pelican Larry's Seyler, Randy; 3182 - Rosario, Jose

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storageauctions.com.

A011 - Rau, Shelby Spor; B064 - Santos, Ruth; B092 - Morfa, Ivon; C001 - Smith, Lawrence; C020 - Whaley, Naomi; C029 - Nevitt, Robert J; C040 - Canova, Joel; D006 - Deltore, Junior; D045 - Rosales, Gregory; D050 - Ozyy All Construction Ferreiro, Osvany; E025 - Rouzard, Dave; E048 - samedifede, Jordine; E060 - Remus, Brandon; F001 - Alvarez, Maria; F052 - Jackson, Andre; F056 - Olibo, Jerry; G001 - Cottew, Jeffrey P; G017 - Nicholas, Nelson; G021 - stenfenagel, edward; H020 - Navarro, Banesa; H061 - CLARK, SABRINA

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storageauctions.com.

A002 - ariza, edgar; B021 - Pro tr team kalinski, mateusz; B032 - Gary, Vivian; C054 - Cyr, Pam; D102 - Miiranda, Natalia; D109 - Mas, Lazaro; D128 - Shepard, Cynthia; D135 - Robinson, Katwila; E161 - Hil, Casey; E173 - rivera, elisa; E187 - almeus, roseline; F208 - Ruiz, Felix; H253 - Horvath, Dina; K445 - Lovlocke, Thomas; L001B - Newton, Jessica; L002C - turner, Brittany; M505 - Rodriguez, Eliot; M529 - Mansell, Tatum

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.

June 6, 13, 2025

25-01979L

FIRST INSERTION

Public Notice

Public auction of unclaimed personal property of Lazaro Fernandez will take place at Yacht Club Colony, North Fort Myers, on June 8th at 2 pm. Items to be auctioned are LG 277 cu ft smart refrigerator, LG 30 in 6.3 cu ft smart electric range oven, Samsung smart front load washer & dryer set, LG 24" front control dishwasher, charcoal gas grill with side burner, new in box elongated pro flush toilet, foldable Joola ping pong table and other.

June 6, 2025 25-02048L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Osmany Pérez / OPEM ELECTRIC LLC will engage in business under the fictitious name OP EXCAVATING & GRADING, with a physical address 151 PATIO ST LEHIGH ACRES, FL 33974, with a mailing address 151 PATIO ST LEHIGH ACRES, FL 33974, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 6, 2025 25-02031L

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 CRAFT SPIRITS SOCIAL located at 27975 OLD 41 ROAD UNITS 114 & 206-208 in the City of BONITA SPRINGS, Lee County, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2025.

POCO11 LLC June 6, 2025 25-02037L

FIRST INSERTION

Public Notice

"The Florida Department of Transportation will be conveying a perpetual easement located along SR 739, Fort Myers, in Lee County, across from Old Metro Parkway, by public purpose conveyance. The property contains approximately 3.354 acres."

June 6, 2025 25-01983L

FIRST INSERTION

NOTICE OF PUBLIC HEARING AND INTENT TO ENACT AN ORDINANCE AMENDING THE BOUNDARIES OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of County Commissioners of Lee County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to expand the boundaries of a community development district known as the Del Webb Oak Creek Community Development District ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF LEE, STATE OF FLORIDA, AMENDING CHAPTER 25 OF THE LEE COUNTY CODE OF ORDINANCES, ARTICLE II, DIVISION 33-DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, SECTION 25-1012 [ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT] TO PROVIDE FOR THE MODIFICATION OF THE BOUNDARIES OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

There will be a public hearing held in the County Commissioners' Chambers, Lee County Courthouse, 2120 Main Street, Fort Myers, Florida. The public hearing will be held on June 17, 2025, at 9:30 a.m., or as soon thereafter as it can be heard.

The petitioner has proposed to expand the boundaries of the District to include approximately 53.3 acres of land, more particularly described as Expansion Parcels and depicted in the map attached to this notice. The District is located in the unincorporated Lee County, Florida, and is generally located south of I-75, north of Bayshore Road and east of Slater Road and is anticipated to comprise of approximately 467.25 acres, after expansion. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the amendment of the boundaries of the District is set forth in §190.046, Florida Statutes.

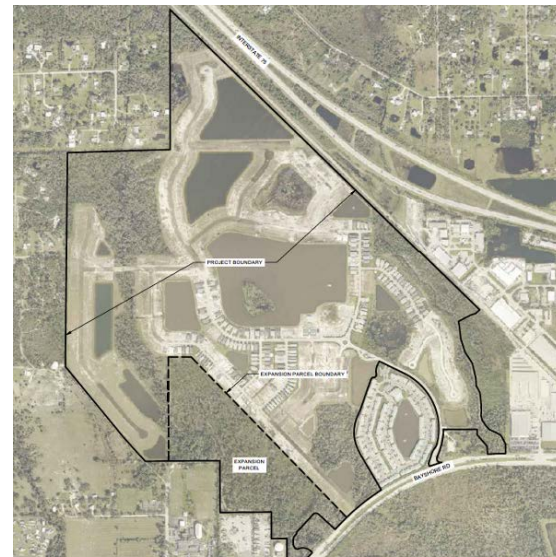
Copies of this Notice, the proposed Ordinance, and the Petition and its documentation are on file in the Minutes Office of the Clerk of the Circuit Court of Lee County. The public may inspect or copy the Ordinance and Petition during regular business hours at the Department of Community Development or the Minutes Office. The Minutes Office is located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. The Department of Community Development is located at 1500 Monroe Street, Fort Myers, Florida.

The ordinance, if adopted by the Board at this meeting, will take effect upon its filing with the Office of the Secretary of the Florida Department of State.

This meeting is open to the public. Anyone wishing to appeal the Board's decision(s) with respect to any matter considered at this meeting will need a record of the proceedings. Generally, a verbatim record, including all testimony and evidence upon which the appeal is to be based, will be necessary.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact ADA Coordinator, Ranice Monroe, (239) 533-0255, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Please govern yourself accordingly.



June 6, 2025

25-02038L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice All-Purpose Storage - 77 Fort Myers FL located at 3422 Palm Ave Fort Myers FL 33901 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 6/24/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. John Petrikas Jr unit #110. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 6, 13, 2025 25-01981L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 6/23/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sebastian Reichel unit #D1033; Heather Rano unit #F25. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 6, 13, 2025 25-01980L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Polish and Pampered Salon, located at 25215 Chamber of Commerce dr, in the City of Bonita Springs, County of Lee, State of FL, 34135, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of June, 2025.

HAIR BY DEBBIE O LLC 25215 Chamber of Commerce dr Bonita Springs, FL 34135 June 6, 2025 25-02053L

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 New World Forensics Lab located at 14568 SW 88th St, 393 in the City of Miami, Lee County, FL 33196 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2025.

Juan Ruiz June 6, 2025 25-02054L

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 SignMeUpToday.com located at 14568 Calusa Palms Dr. in the City of FORT MYERS, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2025.

KIMBALL S PARKER June 6, 2025 25-02032L

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 Grit & Grind Run Club, Inc. located at 3213 10th St SW in the City of Lehigh Acres, Lee County, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2025.

Brittney Lauriston June 6, 2025 25-01984L

PUBLISH YOUR LEGAL NOTICE

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Business Observer

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--- PUBLIC SALES ---

FIRST INSERTION

UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the University Village Community Development District ("District") will hold a Special Meeting on June 17, 2025 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

The purpose of the meeting is for the Board to effectuate the transition of District Management Services, as well consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.universityvillagecdd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-877, for aid in contacting the District Office.

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

District Manager

June 6, 2025

25-02039L

FIRST INSERTION

UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the University Square Community Development District ("District") will hold a Special Meeting on June 17, 2025 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

The purpose of the meeting is for the Board to effectuate the transition of District Management Services, as well consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.universitysquarecdd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-877, for aid in contacting the District Office.

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

District Manager

June 6, 2025

25-02040L

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 Call of Dookie, SCOOP Team 6 located at 12601 Equestrian Cir Apt 1103 in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2025.

Dream Chasers US LLC
Matthew Reyes

June 6, 2025

25-02055L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that EHL MARKETING LLC, OWNER, desiring to engage in business under the fictitious name of FORT MYERS SPA & WELLNESS located at 7392 SIKI DEER WAY, FORT MYERS, FLORIDA 33966 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 6, 2025

25-02044L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DOUGLAS HANNIGAN, if deceased any unknown heirs or assigns and JOHN HANNIGAN, if deceased any unknown heirs or assigns, will, on June 18, 2025, at 10:00 a.m., at 357 Horizon Drive, Lot #357, North Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1985 FLEE MOBILE HOME, VIN: FLFL2AE483206511, TITLE NO.: 0043142384, and VIN: FLFL2BE483206511, TITLE NO.: 0043113459 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#25023-1111)

June 6, 13, 2025

25-02064L

FIRST INSERTION

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

Tax Deed #:2025000159
NOTICE IS HEREBY GIVEN that JUERGEN PUCHINGER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02105
Year of Issuance 2023 Description of Property LOT(S) 22, 23, 24 AND 25, BLOCK 3794, CAPE CORAL UNIT 52, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE (S) 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C3-03794.0220
Names in which assessed: JAVIER MAURICIO CARDENAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01992L

FIRST INSERTION

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

Tax Deed #:2025000180
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14473
Year of Issuance 2023 Description of Property LOT 13, BLOCK 300, GREENBRIAR UNIT 51, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0130
Names in which assessed: BIG FLOOR 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02017L

FIRST INSERTION

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

Tax Deed #:2025000131
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04301
Year of Issuance 2023 Description of Property UNIT 203 BUILDING 15, OF ISLES OF PORTO VISTA CONDOMINIUM 15, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2006000430108, AS AMENDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2006000437019, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-43-24-C2-02215.0203
Names in which assessed: ALLIANCE WC 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01996L

FIRST INSERTION

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

Tax Deed #:2025000122
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02339
Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 4141, UNIT 59, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 140-153 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C1-04141.0300
Names in which assessed: JULIO CESAR CORDOVA, JULIO P CORDOVA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01993L

FIRST INSERTION

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

Tax Deed #:2025000120
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02375
Year of Issuance 2023 Description of Property LOT 20, BLOCK 4134, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04134.0200
Names in which assessed: EMIL SCHMID

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01994L

FIRST INSERTION

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

Tax Deed #:2025000128
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06385
Year of Issuance 2023 Description of Property UNIT NO. 725, BUILDING 7, OF MERION VILLAGE CONDOMINIUM AT THE HIDEAWAY COUNTRY CLUB, AND THE UNDIVIDED 1/80TH SHARE OR INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 3, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1722, PAGES 4477 THROUGH 4513, INCLUSIVE, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-24-24-00007.7250
Names in which assessed: JOHN T DAVIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02002L

FIRST INSERTION

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

Tax Deed #:2025000173
NOTICE IS HEREBY GIVEN that WENDY TRAN LIN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04715
Year of Issuance 2023 Description of Property LOT 21, BLOCK 2269, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40 TO 61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C3-02269.0210
Names in which assessed: DRAMA REAL ESTATE CORPORATION, DRAMA REAL ESTATE, 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01998L

FIRST INSERTION

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

Tax Deed #:2025000123
NOTICE IS HEREBY GIVEN that MICHIGAN ATLANTIC EQUITIES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06101
Year of Issuance 2023 Description of Property LOT 12, BLOCK H, UNIT NO. 2 MCGREGOR GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-24-08-0000H.0120
Names in which assessed: ROBIN CAROLYN WILSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02000L

FIRST INSERTION

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

Tax Deed #:2025000147
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-18346
Year of Issuance 2023 Description of Property A TRACT OF LAND BEING A PART OF TRACT A OF BETHANY TRACE, PHASE 1A, RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, LYING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, RUN NORTH 87 DEGREES 50' 35" WEST FOR 570.70 FEET, THENCE NORTH 45 DEGREES 07' 35" WEST FOR 503.00 FEET TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 45 DEGREES 07' 35" WEST FOR 265.92 FEET TO THE SOUTHWEST RIGHT OF WAY OF SUNRISE BOULEVARD, THENCE ALONG THE SOUTHWEST RIGHT OF WAY NORTH 44 DEGREES 52.6' 57.8" EAST FOR 361.54 FEET, TO A POINT

FIRST INSERTION

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

Tax Deed #:2025000170
NOTICE IS HEREBY GIVEN that Robert J Oelwang the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05527
Year of Issuance 2023 Description of Property LOTS 24,25 AND 26, BLOCK 1346, CAPE CORAL UNIT 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-24-C1-01346.0240
Names in which assessed: GWEN GRAEFE, JONATHAN E GRAEFE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01999L

FIRST INSERTION

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

Tax Deed #:2025000148
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11892
Year of Issuance 2023 Description of Property LOT 7, BLOCK 71, UNIT 8, OF LEHIGH ACRES, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-08-00071.0070
Names in which assessed: EDGAR GARCIA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02003L

OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CENTRAL ANGLE 90 DEGREES CHORD NORTH 89 DEGREES 52.6' 57.8" EAST 70.71 FEET) FOR 78.54 FEET, TO THE SOUTHWEST RIGHT OF WAY LINE OF HOMESTEAD ROAD, THENCE ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE SOUTH 45 DEGREES 07.6' 57.8" EAST FOR 215.92 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 52.6' 57.8" WEST FOR 411.50 FEET TO THE POINT OF BEGINNING. BEARING BASED ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING NORTH 87 DEGREES 50.6' 35.8" EAST. Strap Number 04-45-27-11-0000A.1000
Names in which assessed: FIRST HOREB HAITIAN BAPTIST CHURCH INC, FIRST HOREB HAITIAN BAPTIST CHURCH, INC., ODMANNE MATHEUS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02023L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025000161
NOTICE IS HEREBY GIVEN that CHANCE RETI the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00327
Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 10, KING TARPON CONDOMINIUM F/K/A TARPON PASS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2455, PAGE 3745, AND AMENDMENT CHANGING CONDOMINIUM NAME RECORDED IN OFFICIAL RECORDS BOOK 3255, PAGE 1021, AS AMENDED FROM TIME TO TIME, AND BEING FURTHER DESCRIBED IN THAT SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 20, PAGE(S) 16 AND 17, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO. Strap Number 06-43-23-13-00000.0100
Names in which assessed: DENNIS GALLAGHER, KYMBRLY GALLAGHER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01991L

FIRST INSERTION

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

Tax Deed #:2025000155
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20979
Year of Issuance 2023 Description of Property LOT 15, BLOCK 44, UNIT 8, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-08-00044.0150
Names in which assessed: CECELIA HUDES, DONNA ONEILL, ELIZABETH K KAMUF, ESTATE OF GOLDIE KURZ, FRANK N KURZ, FREDIA LYNN VUKOVICH, JAMES F KURZ, JANET K FULLERTON, JEFF KURZ, JOHN E KURZ, MARY JULIA KURZ, ROSE K ROUSOFF, SHIRLEY K HAGMAN, THOMAS EUGENE KURZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02026L

FIRST INSERTION

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

Tax Deed #:2025000139
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12396
Year of Issuance 2023 Description of Property LOT 10, BLOCK 87, REPLAT OF TRACT B, UNITS 9 & 10, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 176, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS Strap Number 02-45-26-09-00087.0100
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02011L

FIRST INSERTION

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

Tax Deed #:2025000163
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14716
Year of Issuance 2023 Description of Property LOT 6, BLOCK 20, UNIT 5, SOUTH 1/2 OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-27-05-00020.0060
Names in which assessed: HUGH HENRY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02020L

FIRST INSERTION

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

Tax Deed #:2025000164
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04416
Year of Issuance 2023 Description of Property THE SOUTH ONE-HALF OF LOT 1, BLOCK 21, SUNCOAST ESTATES S/D, UNRECORDED, AS PER PLAT ON FILE IN OR BOOK 32, PAGE 526 OF THE LEE COUNTY PUBLIC RECORDS. SUBJECT TO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE WEST SIDE THEREOF AND ALSO A ROAD AND UTILITY EASEMENT OF 25 FEET OFF THE EAST SIDE THEREOF. Strap Number 24-43-24-03-00021.0010
Names in which assessed: DANNY ELROD, VICKIE ELROD, VICKIE L ELROD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-01997L

FIRST INSERTION

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

Tax Deed #:2025000174
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20213
Year of Issuance 2023 Description of Property LOT 10, BLOCK 104, UNIT 16, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00104.0100
Names in which assessed: LILIA GARCIA, LUCY MERCEDES G DE RUIZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02025L

FIRST INSERTION

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

Tax Deed #:2025000177
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-14474
Year of Issuance 2023 Description of Property LOT 14, BLOCK 300, GREENBRIAR UNIT 51, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 27, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-16-00300.0140
Names in which assessed: BIG FLOOR 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 07/29/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 6, 13, 20, 27, 2025

25-02018L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1323
Division Probate
IN RE: ESTATE OF
PETER ALLEN HONG
Deceased.

The administration of the estate of Peter Allen Hong, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Joseph S. Hong

1906 West 2350 South
Syracuse, Utah 84075

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
June 6, 13, 2025 25-02043L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001519
Division Probate
IN RE: ESTATE OF
HAROLD JAMES SCHENCK III,
Deceased.

The administration of the estate of HAROLD JAMES SCHENCK III, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

KAREN BILLOW SCHENCK

14220 Royal Harbour Court, #510
Fort Myers, FL 33908

Attorney for Personal Representative:
GREGORY J NUSSBICKEL
E-Mail Addresses:
greg@will.estate
christine@will.estate
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
June 6, 13, 2025 25-01988L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001621
IN RE: ESTATE OF
ELAINE JESSICA YAQUINTO
Deceased.

The administration of the estate of Elaine Jessica Yaquinto, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001070
Division Probate
IN RE: ESTATE OF
JOSEPH STULB, JR.
Deceased.

The administration of the estate of Joseph Stulb, Jr., 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. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001518
IN RE: ESTATE OF
JEREMIAH LAEL LAMBERT,
Deceased.

The administration of the estate of Jeremiah Lael Lambert, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 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 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 June 6, 2025.

Personal Representative:

DocuSigned by: Joshua J. Lambert

Joshua J. Lambert

23 Varsity Rd.
Kalama, WA 98625

Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia
E-Mail Address:
jeff@jeffreyyattialaw.com
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Court, Suite 114
Fort Myers, FL 33919
Telephone: 239-919-2318
June 6, 13, 2025 25-02030L

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 June 6, 2025.

Personal Representative:

/s/ Karen Marie Transit

Karen Marie Transit

6300 Hessen Rd
Ira, Michigan 48023

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
June 6, 13, 2025 25-01987L

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

/s/ Angela Cheryl Ramos

Angela Cheryl Ramos

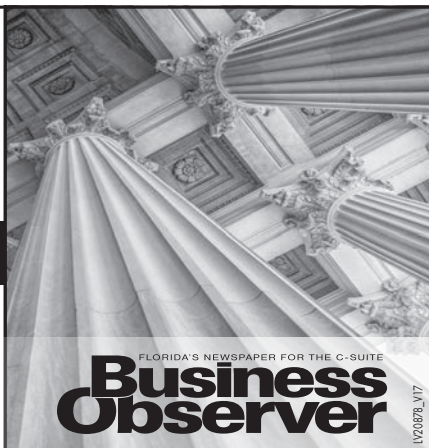
18851 Palm Beach Blvd.
Alva, Florida 33920

Attorney for Personal Representative:
/s/ Kelly Fayer
Kelly L. Fayer
Attorney for Personal Representative
Florida Bar Number: 121126
12601 World Plaza Lane, Suite 2,
Bldg. 52
Fort Myers, Florida 33907
Telephone: (239) 415-3434
E-Mail: notice@fayerlaw.net
Secondary E-Mail:
service@lawspr.com
June 6, 13, 2025 25-02042L

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserververfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1661
Division Probate
IN RE: ESTATE OF VALERIE KWIATKOWSKI Deceased.

The administration of the estate of Valerie Kwiatkowski, deceased, whose date of death was October 18, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Sophia Kwiatkowski

8061 South Woods Circle, Unit 1
Fort Myers, Florida 33919

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

June 6, 13, 2025 25-02052L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001413
IN RE: ESTATE OF PHYLLIS EMERSON a/k/a PHYLLIS CAROL EMERSON, Deceased.

The administration of the estate of PHYLLIS EMERSON a/k/a PHYLLIS CAROL EMERSON, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P.O. Box 9436, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 6, 2025

Personal Representative:
/s/Lesley T. Emerson

LESLEY T. EMERSON

14246 Burnt Store Rd.

Punta Gorda, Florida 33955

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@gbelaw.com

Secondary E-Mail:
lmintz@gbelaw.com

June 6, 13, 2025 25-02046L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000810
Division Probate
IN RE: ESTATE OF JAMES GREGORY SONORAS, JR. Deceased.

The administration of the estate of James Gregory Sonoras, Jr., deceased, whose date of death was November 1, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

TION 733.702 WILL BE FOREVER BARRED.

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

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 June 6, 2025.

Personal Representative:
/s/ James G. Sonoras

(May 21, 2025 14:22 EDT)

James G. Sonoras

Address: 15754 Millman Road

Rockwood, Michigan 48173

Email Address:
jamessonoras@gmail.com

Phone Number: (734) 777-6202

Attorney for Personal Representative:
/s/ Mitchell A. Sherman

Mitchell A. Sherman, Attorney

Florida Bar Number: 387551

111 2nd Ave. NE, Suite 352

St. Petersburg, Florida 33701

Telephone: (727) 486-6350

Fax: (727) 371-2730

E-Mail: eservice@mshermanesq.com

Secondary E-Mail:
mas@mshermanesq.com

June 6, 13, 2025 25-02063L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-1643
IN RE: The Estate of JEANETTE MCNEIL BURNHAM, Deceased.

The administration of the estate of JEANETTE MCNEIL BURNHAM, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Donna Marie Williams

18323 Oakland Drive

Cobb Island, MD 20625

Personal Representative:
James Troy Williams

7405 Sir Burgess Way

Owings, MD 20936

Attorney for Personal Representatives:
Gary F. Ritter

Fla. Bar No. 0492051

24341 Copperleaf Blvd.

Bonita Springs, FL 34135

Tel.: (239) 390-0081

June 6, 13, 2025 25-02062L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-002374
IN RE: ESTATE OF JOHN SALVATORE FRANZONE, Deceased.

The administration of the Estate of John Salvatore Franzone, deceased, whose date of death was September 15, 2021, 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 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 June 6, 2025.

/s/ Theodore J. Franzone

Theodore J. Franzone

18070 Parkridge Circle

Fort Myers, FL 33908

/s/ Alvaro C. Sanchez

Alvaro C. Sanchez

Attorney for the Petitioner

1714 Cape Coral Parkway East

Cape Coral, FL 33904

Tel: (239) 542-4733

Fax: (239) 542-9203

FLA BAR NO 105539

Email: alvero@capecoralattorney.com

Email: courtfilings@capecoralattorney.com

June 6, 13, 2025 25-02068L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-001440
IN RE: ESTATE OF WALTER MARTIN BAUER, Deceased.

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

The administration of the Walter Martin Bauer, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative 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 has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Notwithstanding the time 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 June 6, 2025.

Karin Danza,

Personal Representative

1377 Richland Blvd.

Bay Shore, NY 11706

Caleb W. Pringle, Esquire

Attorney for Personal Representative

Florida Bar Number: 118863

Richard W. Pringle, P.A.

2125 First Street, Suite 200

Fort Myers, FL 33901

Phone: (239) 332-4717

Fax: (239) 332-4718

Email:
caleb@strayhornandstrayhornlaw.com

Second Email:
kristine@strayhornandstrayhornlaw.com

June 6, 13, 2025 25-01989L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001437
IN RE: ESTATE OF MARK DAVID BIRGY, Deceased

The administration of the estate of MARK DAVID BIRGY, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 June 6, 2025.

Personal Representatives:

Claudia Elizabeth Birgy

and Samuel Elliot Birgy,

c/o Joshua R. Fink

3025 Miller Rd.,

Ann Arbor, MI 48103

Attorney for Personal Representative:

Joshua R. Fink

Florida Bar No. 19104

Fink & Fink, PLLC

3025 Miller Rd., Ann Arbor, MI 48103

Telephone: (734) 994-1077

Fax: (734) 994-3737

Email address:
Joshua.Fink@finkandfink.com

June 6, 13, 2025 25-02059L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-001490
IN RE: ESTATE OF HELEN PLOWY, Deceased.

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

The administration of the Helen Plowy, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative 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 has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Notwithstanding the time 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 June 6, 2025.

Katherine R. Best

Personal Representative

4019 Lawson Road

Jamestown, New York 14701

Caleb W. Pringle, Esquire

Attorney for Personal Representative

Florida Bar Number: 118863

Richard W. Pringle, P.A.

2125 First Street, Suite 200

Fort Myers, FL 33901

Phone: (239) 332-4717

Fax: (239) 332-4718

Email:
caleb@strayhornandstrayhornlaw.com

Second Email:
kristine@strayhornandstrayhornlaw.com

June 6, 13, 2025 25-01990L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001271
In Re: ESTATE OF DONNA RENE LONG Deceased.

The administration of the estate of DONNA RENE LONG, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-004727
BANK OF AMERICA, N.A.;
Plaintiff, vs.
JOHN EDOFF, ET.AL;
Defendants
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 2, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com on June 26, 2025 at 09:00 AM the following described property:
 THE FOLLOWING DESCRIBED LNF SITUATED, LYING AND BEING IN THE COUNTY OF LEE, STATE OF FLORIDA, TO WIT: LOT 29, BLOCK 7080, PARCEL 104, SANDOVALPHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 15 THROUGH 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property Address: 2615 SUNVALE CT, CAPE CORAL, FL 33991
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 WITNESS my hand on day of 06/02/2025
 Kevin C. Karnes
 (SEAL) N. Wright Angad
 Deputy Clerk of Court, Lee County
 MARINOSCI LAW GROUP, P.C.
 Attorney for the Plaintiff
 100 WEST CYPRESS CREEK ROAD, STE 1045
 FORT LAUDERDALE, FL 33309
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 24-01967
 June 6, 13, 2025 25-02049L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.: 24-CA-000173
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JOHN P. KATZ A/K/A JOHN PATRICK KATZ; UNKNOWN SPOUSE OF JOHN P. KATZ A/K/A JOHN PATRICK KATZ; WENDY KATZ A/K/A WENDY CAROLINE BASTOS A/K/A WENDY C. KATZ A/K/A WENDY CAROLINE FESSLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 10 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOTS 32 AND 33, BLOCK 2771, CAPE CORAL UNIT 40, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 3209 NW 2ND PL, CAPE CORAL, FL 33993
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 Dated this day of 06/02/2025
 KEVIN C. KARNES
 Clerk Of The Circuit Court
 (SEAL) By: N. Wright Angad
 Deputy Clerk

Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 23-02644
 June 6, 13, 2025 25-02041L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005249
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST,
Plaintiff, v.
OCTAVIO CASTILLO, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 22, 2025 and entered in Case No. 24-CA-005249 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein MARIA CASTILLO AND OCTAVIO CASTILLO, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on July 31, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:
 LOT 4, OF HYLAND MANOR, A SUBDIVISION, LOCATED IN LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 and commonly known as: 621 HOWELL CIR DR, FORT MYERS, FL 33905 (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.
 05/29/2025

Kevin C. Karnes
 Clerk of Court
 (SEAL) N. Wright Angad
 GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Johanni Fernandez-Marmol
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 fcpleadings@ghidottiberger.com
 June 6, 13, 2025 25-02027L

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
 GENERAL JURISDICTION
 DIVISION
CASE NO. 25-CA-001441
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MILLINCIA ZANDERS, et al.,
Defendant.
 To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WALLACE E. NEAL A/K/A WALLACE NEAL A/K/A WALLACE EDWARD NEAL A/K/A EDWARD NEAL WALLACE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS

FIRST INSERTION
NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO: 24-CA-006005
CLOUT CONSTRUCTION, LLC,
a Florida limited liability company,
Plaintiff, v.
SLATEN CONSTRUCTION, INC.,
a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company.
Defendants.
 NOTICE IS GIVEN that pursuant to the Final Judgment Against FVM Cape Vista LLC filed on the 21st day of April, 2025, in Civil Action No. 2024-CA-006005, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which SLATEN CONSTRUCTION, INC., a Florida corporation, and FVM CAPE VISTA LLC, a Florida limited liability company, are

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-005045
DIVISION: T
CYMBIDIUM RESTORATION TRUST,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL J. TEGAN, DECEASED, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on June 26, 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 NO. 9, VILLAGE ON GOLDEN POND II AT BRECKENRIDGE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 53, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 A/K/A: 4190 JACE COURT, ESTERO, FL 33928
 PROPERTY ADDRESS: 4190 JACE CT, ESTERO, FL 33928
 pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-005045 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 WITNESS MY HAND and seal of this Court on 05/30/2025
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: N. Wright Angad
 Deputy Clerk

Law Offices of Damian G. Waldman, Esq.
 PO Box 5162
 Largo, FL 33779
 service@dwdaldmanlaw.com;
 727-538-4160
 June 6, 13, 2025 25-02035L

FIRST INSERTION
 ADDRESS: UNKNOWN
 TAMIKA BOND
 42 BELLEVUE TERRACE, COLLINGSWOOD, NJ 08108
 UNKNOWN SPOUSE OF TAMIKA BOND
 42 BELLEVUE TERRACE, COLLINGSWOOD, NJ 08108
 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:
 LOT 7, BLOCK 56, UNIT 6, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 96, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins,

FIRST INSERTION
 the Defendants, and Clout Construction, LLC is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County, will sell to the highest bidder for cash on the 26th day of June, 2025 at 9:00 a.m., by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Final Judgment Against FVM Cape Vista LLC in Lee County, Florida:
 ADDRESS: 35 - 43 NE 10th Place, Cape Coral, Florida 33909
 LEGAL DESCRIPTION: A tract or parcel of land situated in block 3587 Cape Coral Unit 46, according to Plat Book 17, Pages 118 through 129, of the Public Records of Lee County, Florida, being more particularly described in the Warranty Deed recorded in the Official Records of Lee County, Florida on February 1, 2022, as Instrument No. 2022000036428, Doc Type D, Pages 3.

FIRST INSERTION
NOTICE OF SALE
(PURSUANT TO CHAPTER 45)
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 GENERAL JURISDICTION
 DIVISION
CASE NO. 24-CA-003470
KATHERINE WITRICK, as Personal Representative of the ESTATE OF PATRICIA A. COVINGTON, an individual,
Plaintiff, -vs-
NICHOLAS A. FABRIZZI a/k/a NICHOLAS FABRIZZI, an individual, MELISSA FABRIZZI, an individual, IOU CENTRAL INC., a foreign corporation, CITIBANK N.A., a national bank, LVNV FUNDING LLC, a foreign limited liability company, IMS FUND LLC, a foreign limited liability company, DISCOVER BANK, a foreign corporation, and SNAP-ON CREDIT LLC, a foreign limited liability company,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025 and entered in Case No. 24-CA-003470 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NICHOLAS A. FABRIZZI a/k/a NICHOLAS FABRIZZI, MELISSA FABRIZZI, IOU CENTRAL INC., CITIBANK N.A., LVNV FUNDING LLC, IMS FUND LLC, DISCOVER BANK, and SNAP-ON CREDIT LLC, are the Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 o'clock A.M. on June 26, 2025, the following described property set forth in said Final Judgment, to wit:
 Lots 52 and 53, Block 4019, Cape Coral Unit 55, a subdivision according to the plat thereof recorded at Plat Book 19, Pages 92 to 106, inclusive, in the Public Records of Lee County, Florida.
 With an address of: 2825 NW 7th Street, Cape Coral, FL 33993.
 Folio ID: 10059837
 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 2nd day of June, 2025.
 06/02/2025
 KEVIN C. KARNES
 as Clerk of Comptroller
 (SEAL) BY: N. Wright Angad
 DEPUTY CLERK

Chelsea Roth Sirkman, Esq.
 Roth & Scholl
 866 South Dixie Highway
 Coral Gables, FL 33146
 June 6, 13, 2025 25-02050L

FIRST INSERTION
 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 29th day of May, 2025.
 Kevin C. Karnes
 CLERK OF COURT OF LEE COUNTY
 As Clerk of the Court
 (SEAL) BY: K. HARRIS
 Deputy Clerk
 MCCALLA RAYMER LEIBERT PIERCE, LLP
 225 East Robinson Street, Suite 155, Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 25-11342FL
 June 6, 13, 2025 25-02033L

FIRST INSERTION
 Folio ID: 10502438
 STRAP: 07-44-24-C4-03587.0030
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes Section 45.031.
 DATED this 06/03/2025.
 KEVIN C. KARNES,
 CLERK OF COURT
 (SEAL) BY: N. Wright Angad
 Deputy Clerk
 Clayton T. Osteen, Esq.
 Patrick S. Bickford, Esq.
 csteen@ausley.com
 pbickford@ausley.com
 Ausley & McMullen, P.A.
 123 S. Calhoun Street
 Tallahassee, FL 32301
 Attorney for Plaintiff
 June 6, 13, 2025 25-02067L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-004675
METROPOLITAN LIFE INSURANCE COMPANY,
Plaintiff, vs.
MARYLOU MILLER A/K/A MARYLOU R. MILLER; UNKNOWN SPOUSE OF MARYLOU MILLER A/K/A MARYLOU R. MILLER; JEANNINE M. BROWN; PHYLLIS ANN MILLER; ASSET ACCEPTANCE, LLC; 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 filed May 27, 2025, entered in Civil Case No.: 24-CA-004675 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, and MARYLOU MILLER A/K/A MARYLOU R. MILLER; JEANNINE M. BROWN; PHYLLIS ANN MILLER; ASSET ACCEPTANCE, LLC, are Defendants.
 I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 31st day of July, 2025, the following described real property as set forth in said Judgment, to wit:
 LOTS 3 AND 4, BLOCK 307, UNIT 7, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 101 TO 128, INCLUSIVE, 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 05/30/2025.
 KEVIN C. KARNES
 CLERK OF THE COURT
 (SEAL) By: N. Wright Angad
 Deputy Clerk
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 24-51185
 June 6, 13, 2025 25-02036L

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE No.: 25-CA-001028
HERITAGE ENTERPRISES FL LLC,
Plaintiff, vs.
J & R PROPERTIES OF SW FLA, INC., BEST CAPITAL SERVICES LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSIGNEE OF MARGARET ORFIE, LISA ROWE, CAROL ORFIE, KELLY MCKEVITT, MATT MCKEVITT, MARIE ALEXIS, RONY ANDRIS and ALLEN MUNRO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant,
TO: CAROL ORFIE
L/K/A 155 S WORTH AVE
ELGIN, IL 60123
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida:
 Parcel 2:
 Lot 3, Block 11, Unit 2, Section 27, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 125, of the Public Records of Lee County, Florida. a/k/a 910 Bell Blvd S, Lehigh Acres, FL 33974 ("Parcel 2").
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 14, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 DATED this 6th day of June 2025.
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: K Shoap
 As Deputy Clerk
 J.D. Manzo, of Manzo & Associates, P.A.,
 Plaintiff's attorney,
 4767 New Broad Street,
 Orlando, FL 32814,
 telephone number (407) 514-2692
 June 6, 13, 20, 27, 2025
 25-02065L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25-CP-001213
Division Probate
IN RE: ESTATE OF PATRICIA GINGRAS Deceased.
 The administration of the estate of PATRICIA GINGRAS, deceased, whose date of death was November 25, 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 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.

Personal Representative:
GERARD M. GINGRAS
a/k/a GERARD GINGRAS
 23137 Grassy Pine Drive
 Estero, Florida 33928
 Attorney for Personal Representative:
 GEORGE B. KOZOL, ESQ.
 Attorney for Personal Representative
 Florida Bar Number: 270751
 Kozol Asset Protection
 23150 Fashion Drive, Ste 231
 Estero, Florida 33928-2568
 Telephone: (239) 266-5671
 E-Mail:
 george@kozolassetprotection.com
 June 6, 13, 2025 25-02061L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
 GENERAL JURISDICTION
 DIVISION
CASE NO. 24-CA-006071
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
SOUTH POINT HOMES OF FLORIDA, LLC, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 30, 2025 in Civil Case No. 24-CA-006071 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and South Point Homes of Florida, LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26 day of June, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 Lots 28 and 29, Block 1173, CAPE CORAL UNIT 19, according to the plat thereof recorded in Plat Book 13, Page(s) 121 through 135, inclusive, of the Public Records of Lee County, Florida.
 Address: 2043 SE 29th Street, Cape Coral, FL 33904
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 Dated this day of 06/03/2025
 Kevin C. Karnes
 Deputy Clerk
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) By: N. Wright Angad
 McCalla Raymer Leibert Pierce, LLP
 110 SE 6th Street, Suite 2400
 Fort Lauderdale, FL 33301
 AccountsPayable@mccalla.com
 Counsel of Plaintiff
 24-09956FL
 June 6, 13, 2025 25-02066L

Q&A
What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-2365
DAVID M. CARNEY and
DEBORAH A. CARNEY,
Plaintiffs, vs.
CARRINGTON BARRS,
UNKNOWN HEIRS OF
CARRINGTON BARRS, and
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT,
Defendants.
TO: CARRINGTON BARRS AND UN-
KNOWN HEIRS OF CARRINGTON
BARRS.

YOU ARE HEREBY NOTIFIED that
a quiet title action involving the follow-
ing property:
See Exhibit "A" attached hereto
Strap Number: 24-43-27-00-
00001.0020
EXHIBIT "A"
All that part of the East one-half
of the East one-half of the East
one-half of the Northeast one-
quarter of Section 23, Township
43 South, Range 27 East, Lee
County, Florida, lying Northerly
of the North right of way line of
the Caloosahatchee River Canal,
as shown on the map or plat
thereof, as recorded in Plat Book
8, Page 51, Northeasterly of
the Caloosahatchee River and
Southerly of the following spec-
ifically described line:
From a railroad spike marking
the Northeast (NE) corner of said
Section 23, bear South 0°12'22"
East, along the East line of said
Section 23, a distance of 2283.54
feet to the point of beginning;
Thence, South 64°00'10" West,
to an intersection thereof with
the North bank of the Caloosa-
hatchee River and the end of the
specifically described line.
All that part of Section 24, Town-
ship 43 South, Range 27 East,

Lee County, Florida, lying West
of a creek known as Millers Gul-
ly, lying Northerly of the North
right of way line of the Caloosa-
hatchee River Canal, as shown
on the map or plat thereof, as
recorded in Plat Book 8, Page 51
and Southerly of the following
specifically described line:
From a railroad spike mark-
ing the Northwest (NW) corner
of said Section 24, bear South
0°12'22" East, along the West
line of said Section 24, a distance
of 2283.54 feet to the Point of Be-
ginning; thence North 64°00'10"
East, a distance of 199.86 feet to
the point of curvature of a curve
to the right, with a radius of 1320
feet; thence in an Easterly direc-
tion along the arc of said curve to
an intersection with said creek
known as Millers Gully and the
end of the specifically described
line.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Stephen
W. Dommerich, Esquire, ALOIA, RO-
LAND, LUBELL & MORGAN, PLLC,
Attorneys for Plaintiffs, whose ad-
dress is 2222 Second Street, Fort My-
ers, Florida 33901, on or before July
14, 2025, and file the original with
the Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a Default will
be entered against you for the relief de-
manded in the Complaint.
WITNESS my hand and seal of this
Court on 06/03/2025
KEVIN C. KARNES
Clerk of Courts
(SEAL) By: N Wright Angad
Deputy Clerk
Stephen W. Dommerich
Aloia, Roland, Lubell & Morgan, PLLC
2222 Second Street
Fort Myers, Florida 33901
(239) 791-7950
sdommerich@lawdefined.com
June 6, 13, 20, 27, 2025
25-02060L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-001211
HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE,
ON BEHALF OF THE HOLDERS
OF THE ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST,
SERIES 2004-HE4 ASSET
BACKED PASS-THROUGH
CERTIFICATES,
Plaintiff, -vs-
LANARD IVERY; UNKNOWN
SPOUSE OF LANARD IVERY;
RODNEY S. IVERY; UNKNOWN
SPOUSE OF RODNEY S. IVERY;
S.B.B.B. A/K/A SBBB, LLC; ALL
OUT BAIL BONDS, INC.; STATE
OF FLORIDA, DEPARTMENT OF
REVENUE; CHARLETHA K.
LASTER; CLERK OF COURT OF
LEE COUNTY, FLORIDA,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to a Consent Final Judgment of Foreclo-
sure dated the 3rd day of March, 2025,
entered in the above captioned action,
Case No. 24-CA-001211, the Clerk of
the Circuit Court, KEVIN C. KARNES,
will sell to the highest and best bidder
for cash by electronic sale beginning
at 9:00 a.m. on July 10, 2025, at www.
lee.realforeclose.com, the following
described property as set forth in said
final judgment, to-wit:
LOT 7, BLOCK D, JEFFCOTTS
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
1, PAGE 40, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA
Property Address: 2254 DORA
STREET, FORT MYERS, FL
33901
IF THIS PROPERTY IS SOLD AT
PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THE
SALE AFTER PAYMENT OF PER-
SONS WHO ARE ENTITLED TO BE
PAID FROM THE SALE PROCEEDS
PURSUANT TO THIS FINAL JUDG-
MENT.
IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A RIGHT
TO FUNDS REMAINING AFTER
THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT
BE ENTITLED TO ANY REMAINING
FUNDS.
DATED this 05/29/2025
KEVIN C. KARNES
Clerk, Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk
Submitted by: Weitz & Schwartz, P.A.,
Attorneys for Plaintiff
900 SE 3rd Ave, Suite 204,
Ft. Lauderdale, FL 33316
Telephone: (954) 468-0016
Fax: (954) 468-0310
stevenweitz@weitzschwartz.com
June 6, 13, 2025 25-01986L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR LEE COUNTY, CIVIL
DIVISION
CASE NO.: 23-CA-009146
TH MSR HOLDINGS LLC,
Plaintiff, vs.
ESTATE OF ALVIN JAMES
GODFREY; UNKNOWN HEIRS OF
ALVIN JAMES GODFREY, et al.,
Defendants.
NOTICE OF SALE IS HEREBY GIVEN
pursuant to the Final Judgment of
Foreclosure entered on May 28, 2025,
in Case No. 23-CA-009146 of the Cir-
cuit Court of the Twentieth Judicial
Circuit, in and for Lee County, Florida,
wherein TH MSR HOLDINGS LLC
is Plaintiff, and : ESTATE OF ALVIN
JAMES GODFREY, UNKNOWN
HEIRS OF ALVIN JAMES GOD-
FREY, BRENDA GODFREY, ALLEN
GODFREY, and CONNIE GODFREY
are Defendants, the Office of Kevin C.
Karnes, Lee County Clerk of the Court,
will sell to the highest and best bidder
for cash beginning at 9:00 a.m. on-line
at www.lee.realforeclose.com on the
28th day of August 2025, in accordance
with Section 45.031, Florida Statutes,
the following described property as set
forth in said Final Judgment, to wit:
LOT 7, BLOCK 56, UNIT
11, LEELAND HEIGHTS A
SUBDIVISION OF LEHIGH
ACRES, SECTION 32, TOWN-
SHIP 44 SOUTH, RANGE 27
EAST, ACCORDING TO THE
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 12,
PAGE 51, PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
Also known as 802 Taylor Lane,
Lehigh Acres, Florida 33936
together with all existing or
subsequently erected or affixed
buildings, improvements and
fixtures.
Any person claiming an interest in the
surplus funds from the sale, if any, other
than the property owner as of the date
of the lis pendens, must file a claim in
accordance with Florida Statutes, Sec-
tion 45.031.
Dated: 05/30/2025
Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: N. Wright Angad
Deputy Clerk of Court
SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252,
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
June 6, 13, 2025 25-02028L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-003278
NATIONSTAR MORTGAGE LLC
PLAINTIFF, VS.
JENNA RANDALL, AS GUARDIAN
OF THE PERSON AND PROPERTY
OF ISABELLA PARLAVECCHIO, A
MINOR ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursu-
ant to Final Judgment of Foreclosure
dated the 30th day of May, 2025, and
entered in Case No. 24-CA-003278,
of the Circuit Court of the Twentieth
Judicial Circuit in and for Lee County,
Florida, wherein Nationstar Mort-
gage LLC is the Plaintiff and JENNA
RANDALL, AS GUARDIAN OF THE
PERSON AND PROPERTY OF ISA-
BELLA PARLAVECCHIO, A MINOR;
UNKNOWN SPOUSE OF JENA
RANDALL; LAKEWOOD VILLAGE
RECREATION ASSOCIATION, INC.;
LAKEWOOD VILLAGE SECTION II
RESIDENTS' ASSOCIATION, INC.;
and UNKNOWN TENANTS IN POS-
SESSION OF THE SUBJECT PROP-
ERTY N/K/A VINCENT PALAVEC-
CHIO are defendants. Kevin C. Karnes
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash at www.lee.realforeclose.com at
9:00 A.M. on the 17th day of July 2025,
the following described property as set
forth in said Final Judgment, to wit:
LOT 48, LAKEWOOD VIL-
LAGE, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 76, PAGES
63 THROUGH 67, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING
A RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST FILE
A CLAIM WITH THE CLERK NO
LATER THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.
Dated this day of 06/03/2025.
Kevin C. Karnes
Clerk of The Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
24FL935-0006
June 6, 13, 2025 25-02057L

FIRST INSERTION

**AMENDED NOTICE OF
FORECLOSURE SALE**
(Amended to Correct Legal
Description)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.: 23-CA-013308
LOANDEPOT.COM, LLC,
Plaintiff, vs.
BENJAMIN SHEMENSKI;
CHARLOTTE SNOW; KATHLEEN
JILLIAN
SHEMENSKI-MERCHANT;
UNKNOWN SPOUSE OF
BENJAMIN SHEMENSKI;
UNKNOWN SPOUSE OF
CHARLOTTE SNOW; UNKNOWN
SPOUSE OF KATHLEEN JILLIAN
SHEMENSKI-MERCHANT;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to a Amended Final Judgment of
Mortgage Foreclosure entered in Civil
Case No. 23-CA-013308 of the Circuit
Court of the 20TH Judicial Circuit in
and for Lee County, Florida, wherein
LOANDEPOT.COM, LLC, is Plaintiff
and BENJAMIN SHEMENSKI and
CHARLOTTE SNOW, et al, are Defen-
dants. The Clerk, KEVIN C. KARNES,
shall sell to the highest and best bid-
der for cash at Lee County's On-Line
Public Auction website: https://www.
lee.realforeclose.com, at 9:00 A.M., on
August 07, 2025, in accordance with
Chapter 45, Florida Statutes, the fol-
lowing described property located in
LEE County, Florida, as set forth in said
Amended Final Judgment of Mortgage
Foreclosure to-wit:
LOTS 33 AND 34, BLOCK
1818, CAPE CORAL UNIT 45,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 21, PAGE 122, 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.
The court, in its discretion, may en-
large the time of the sale. Notice of the
changed time of sale shall be published
as provided herein.
06/03/2025
KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233 |
Fax (954) 200 7770
04-099197-F00
June 6, 13, 2025 25-02058L

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-004385
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
YINET HERRAN;
ADMINISTRATOR OF THE U.S.
SMALL BUSINESS
ADMINISTRATION;
FLORIDA WINDOW & DOOR;
STONEBROOK AT GATEWAY
MASTER ASSOCIATION INC.;
UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; WILSON
CRUZ A/K/A WILSON JOSE CRUZ
A/K/A WILSON J. CRUZ; KENIA
ISSE, UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by Florida
Statute 45.031(2), KEVIN C. KARNES
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash electronically at www.Lee.real
foreclose.com at, 9:00 AM on the 31 day
of July, 2025, the following described
property as set forth in said Final Judg-
ment, to wit:
LOT 25, BLOCK G, STONEY-
BROOK AT GATEWAY UNIT
2, ACCORDING TO THE PLAT

THEREOF, AS RECORDED
IN PLAT BOOK 78, PAGES 26
THROUGH 33, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 12858
IVORY STONE LOOP, FORT
MYERS, FL 33913
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 06/02/2025
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01607
June 6, 13, 2025 25-02051L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No.: 24-CA-002402
Division: Civil
Judge Keith R Kyle
Coconut Plantation Condominium
Association, Inc., a corporation
not-for-profit under the laws of the
State of Florida
Plaintiff, vs.
Mark A. Latrowski, et al.
Defendants.
Notice is hereby given that on June 26,
2025 at 9:00 AM, offer by electronic
sale at www.lee.realforeclose.com the
following described Timeshare Owner-
ship Interest:
Unit 5242L, Week 13, Coconut
Plantation, a Condominium (the
"Condominium"), according to
the Declaration of Condominium
thereof as recorded in Official
Records Book 4033, Page 3816,
Public Records of Lee County,
Florida, and all exhibits attached
thereto, and any amendments
thereof (the "Declaration").
Any person claiming an interest in the
surplus from this sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
The sale is being held pursuant to the
Final Judgment of Foreclosure, entered
on May 28, 2025, in Civil Case No. 24-
CA-002402, pending in the Circuit
Court in Lee County, Florida.
DATED this 05/29/2025
KEVIN C. KARNES
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER
LEE COUNTY, FLORIDA
(SEAL) By: N. Wright Angad
Deputy Clerk
THE MANLEY LAW FIRM LLC
P. O. Box 165028
Columbus, OH 43216-5028
AMPS@manleydeas.com
24-003732_MM2
RN03
June 6, 13, 2025 25-01985L

FIRST INSERTION

**CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 24-CA-005547
Honorable Judge:
Laboda, Alane Cheryl
PLANET HOME LENDING, LLC
Plaintiff, vs.
JOHN J. DESROSIERS;
JENNIFER DESROSIERS;
UNKNOWN SPOUSE OF
JENNIFER DESROSIERS;
GARY DESROSIERS; BARBARA
DESROSIERS; CORAL LAKES
COMMUNITY ASSOCIATION,
INC.; UNKNOWN TENANT
OCCUPANT #1; UNKNOWN
TENANT OCCUPANT #2;
Defendants,
NOTICE IS GIVEN that, in accordance
with the Stipulated Final Judgment of
Foreclosure dated May 27, 2025 in the
above-styled cause, I Kevin Karnes,
Clerk of the Circuit Court of Lee
County, will sell to the highest and best
bidder for cash online at www.lee.real
foreclose.com at 9:00 A.M. on October
09, 2025 the following described prop-
erty:
LOT 42, BLOCK 7048, CORAL
LAKES PHASE D, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN INSTRUMENT
NUMBER 2005000004208,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
PARCEL ID: 30-43-24-C1-
00848.0420
COMMONLY KNOWN AS:
2573 DEERFIELD LAKE CT,
CAPE CORAL, FL 33909.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.
Dated this May 30, 2025.
05/30/2025
Kevin Karnes, Clerk of Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk of Court
MATTHEW T. WASINGER, ESQ.
WASINGER LAW OFFICE, PLLC
605 E. ROBINSON ST. SUITE 730
ORLANDO, FL 32801
MATTW@WASINGERLAWOFFICE.
COM
June 6, 13, 2025 25-02029L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 22-CA-003951
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, v.
TYLER WEINER A/K/A TYLER A.
WEINER; UNKNOWN SPOUSE OF
TYLER WEINER A/K/A TYLER A.
WEINER; ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING
OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN
THE PROPERTY HEREIN
DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s),
NOTICE IS HEREBY GIVEN pursu-
ant to an Order dated June 2, 2025 en-
tered in Civil Case No. 22-CA-003951
in Circuit Court of the 20th Judicial
Circuit in and for Lee County, Florida,
Civil Division, wherein CARRINGTON
MORTGAGE SERVICES, LLC, Plain-
tiff and TYLER WEINER A/K/A
TYLER A. WEINER; UNKNOWN
SPOUSE OF TYLER WEINER A/K/A
TYLER A. WEINER N/K/A PAIGE
RICHARDSON are Defendant(s),
Kevin C. Karnes, Clerk of Court,
will sell to the highest and best bid-
der for cash beginning at 9:00 AM at
www.lee.realforeclose.com in ac-
cordance with Chapter 45, Florida Stat-
utes on June 26, 2025 the following

described property as set forth in said
Final Judgment, to-wit:
LOTS 18 AND 19, BLOCK
2831, CAPE CORAL SUBDIVI-
SION, UNIT 40, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
17, PAGES 81 THROUGH 97,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Property Address: 3024 NW 6th
Pl, Cape Coral, FL 33993
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.
THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUB-
LISHED AS PROVIDED HEREIN.
06/03/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N. Wright Angad
DEPUTY CLERK OF COURT
Submitted By: Jordan Shealy
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: CRF22087-JMV
June 6, 13, 2025 25-02056L

FIRST INSERTION

**TRUSTEE'S NOTICE OF
FORECLOSURE PROCEEDING**
TO: (See Exhibit A - Obligor)
YOU ARE NOTIFIED that a
TRUSTEE'S NON-JUDICIAL PRO-
CEEDING to enforce a Lien in favor
of Coconut Plantation Condominium
Association, Inc., a corporation not-
for-profit under the laws of the State of
Florida has been instituted on the fol-
lowing Timeshare Ownership Interest
at Coconut Plantation described as:
Unit (See Exhibit A-Unit), Week
(See Exhibit A-Week), (See Ex-
hibit A-Type) Coconut Planta-
tion, a Condominium (the "Con-
dominium"), according to the
Declaration of Condominium
thereof as recorded in Official
Records Book 4033, Page 3816,
Public Records of Lee County,
Florida, and all exhibits attached
thereto, and any amendments
thereof.
Exhibit A
OBLIGOR: Sell Timeshare,
LLC, a Florida Limited Liability C,
8617 Saint Marino Blvd, Or-
lando, FL 32836; WEEK: 23;
UNIT: 5365; TYPE: Annual;
TOTAL: \$5,529.59; PER DIEM:
\$2.21; NOTICE DATE: May 22,
2025
The default giving rise to these proceed-
ings is the failure to pay condominium

assessments and dues resulting in a
Claim of Lien encumbering the Time-
share Ownership Interest as recorded
in the Official Records of Lee County,
Florida. The Obligor has the right to
object to this Trustee proceeding by
serving written objection on the Trustee
named below. The Obligor has the right
to cure the default and any junior inter-
est holder may redeem its interest, for a
minimum period of forty-five (45) days
until the Trustee issues the Certificate of
Sale. The Lien may be cured by sending
certified funds to the Trustee payable to
the Lienholder in the amount of (See
Exhibit A-Total), plus interest (calcu-
lated by multiplying (See Exhibit A Per
Diem) times the number of days that
have elapsed since the date the Trustee's
Notice of Foreclosure Proceeding was
mailed to the Obligor (See Exhibit A-
Notice Date)), plus the costs of this pro-
ceeding. Said funds for cure or redemp-
tion must be received by the Trustee
before the Certificate of Sale is issued.
Michael E. Carleton, Esq.
Valerie N Edgcombe, Esq.
Jordan A Zepetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
June 6, 13, 2025 25-02047L

lv20906_v11

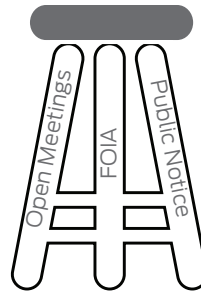
SAVE TIME

Email your Legal Notice

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

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

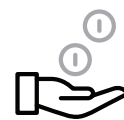


Verifiability



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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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

--- SALES ---

SECOND INSERTION

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

CASE NO. 23-CA-011770
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT R. POWELL, DECEASED; MARITES B. POWELL; ROBERT W. ELLIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT R. POWELL, DECEASED; LAUREN KAY HAMBY; ROBERT JUSTIN POWELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROBERT W. ELLIS, AS SUCCESSOR TRUSTEE OF THE ROBERT R. POWELL REVOCABLE LIVING TRUST DATED FEBRUARY 19, 2016, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 23, 2025 and entered in Case No. 23-CA-011770, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT R. POWELL, DECEASED; MARITES B. POWELL; ROBERT W. ELLIS, PERSONAL

REPRESENTATIVE OF THE ESTATE OF ROBERT R. POWELL, DECEASED; LAUREN KAY HAMBY; ROBERT JUSTIN POWELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROBERT W. ELLIS, AS SUCCESSOR TRUSTEE OF THE ROBERT R. POWELL REVOCABLE LIVING TRUST DATED FEBRUARY 19, 2016; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 26, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 58 AND 59, BLOCK 432, CAPE CORAL SUBDIVISION, UNIT 15, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 69 THROUGH 75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 05/28/2025.

KEVIN C. KARNES
 As Clerk of said Court
 (SEAL) By E. Windler
 As Deputy Clerk

Submitted by:

Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 23-00989 NML
 V6.20190626
 May 30; June 6, 2025 25-01975L

SECOND INSERTION

NOTICE OF PUBLIC SALE

at
 The Lock Up Self Storage
 5500 Timmers Lane
 Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 25, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

- Unit 3158-Celia Amaral-Household items, file cabinet, vases, guitars
- Unit 1043-Mayra Guerrero-Tools, cleaning supplies, gas can, suitcase, wheels, tires, household items
- Unit 2101-Carolina Luna-Bed frame, mattress, headboard, kitchen chairs, dresser drawers
- Unit 3198-Nicole Martin-Shelving, couches, recliner, fireplace, bed frame
- Unit 2116-Kelley Nix-Printers, luggage, household items
- Unit 3183-Margie Sykes-Exercise bike, dining room table and chairs, totes, dresser, household items

May 30; June 6, 2025 25-01951L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000111
 NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING 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: 20-033956
 Year of Issuance 2020 Description of Property LOT 27, BLOCK 4244, UNIT 60, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 154-169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-23-C2-04244.0270
 Names in which assessed: CIMESA 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
 25-01835L

SECOND INSERTION

NOTICE OF ACTION

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

Case No.: 25-DR-003620

Division: Family

IN RE: THE MATTER OF: Manuela Elizabeth Santiago Lopez Petitioner/ Mother, and Vicente Lux Tzunux, Respondent/Father
 TO: Vicente Lux Tzunux
 Unknown Address

You are notified that an action for dissolution of marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Law Offices of Juan J. Mendoza, LLC, whose address is 27299 Riverview Center Blvd., Suite 102, Bonita Springs, FL 34134, on or before June 30, 2025. You must file the original with the clerk of this court either before service on petitioner's attorney or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the petition.

1700 Monroe Street, Fort Myers, Florida 33901
 05/19/2025

Kevin C. Karnes
 As Clerk of the Court
 (SEAL) By: E. Bakelman

May 30; June 6, 13, 20, 2025
 25-01937L



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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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.

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

SAVE TIME

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

Business Observer

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
myninellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 25-CA-657

WILLIAM B. WATSON and
MARILYN R. WATSON,
Plaintiffs,
WILLIAM JAMES BORCHERT
IF ALIVE, OR ESTATE WILLIAM
JAMES BORCHERT, UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
BENEFICIARIES, CREDITORS OR
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
WILLIAM JAMES BORCHERT,
Defendants,

TO THE DEFENDANT: WILLIAM
JAMES BORCHERT IF ALIVE, who
may claim an interest in the real prop-
erty which is subject of this action.

YOU ARE HEREBY NOTIFIED that
an action for quieting title for the fol-
lowing property in Lee County, Florida
has been filed against you:

Lots 19 and 20, Block 20, Cape
Coral Unit 4 Part 1, according
to plat recorded in Plat Book 11,
Page 42, Public Records of Lee
County, Florida, and the land de-
scribed in Official Records Book
2566 Page 2050 and Official
Records Book 3288 Page 1544,
more particularly described as
follows:
By extending the lot line between
Lots 18 and 19 for 2.73 feet in the
westerly direction and by extend-
ing the lot line between Lots 20
and 21 for 2.84 feet in the west-
erly direction, the area enclosed
between the back lot lines of Lots
19 and 20 and the two extensions
previously described connected
by the water face of the con-
structed seawall amounting to
224 square feet, more or less, all
in Block 20, Cape Coral, Unit 4
Part 1, recorded in Plat Book 11,
Page 42, Public Records of Lee
County, Florida.

More commonly known as: 5418
Coronado Pkwy., Cape Coral, FL
33904 Parcel # 13-45-23-C3-
00020.0190
The last known address for De-
fendant is: WILLIAM JAMES
BORCHERT IF ALIVE, 2619
FORUM BLVD. UNIT 109,
FORT MYERS, FL 33905

YOU ARE REQUIRED to file your
written defenses, if any, with the Clerk
of this Court, Lee County Justice
Complex Center, 2075 Dr Martin
Luther King Jr Blvd, Fort Myers, FL
33901, and to serve a copy upon the
Plaintiff's attorney, Irina Prell, Esq.,
3729 Chiquita Blvd. S., Cape Coral,
FL 33914, Tel. (239) 231-2222, email:
Irina@spearinglaw.com, Vanessa@
spearinglaw.com, on or before June
13, 2025. If you fail to do so, a default
will be entered against you for the relief
demanded in the Complaint.

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

DATED at Lee County, Florida, this
14th day of May, 2025.

Kevin C. Karnes
Clerk of Circuit Court
(SEAL) By: Kennedy Harris
Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com
May 23, 30; June 6, 13, 2025

25-01840L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT FOR THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005219

MATHON INVESTMENTS
CORPORATION,
Plaintiff, vs.
PI ISHAN LLC; GOPAL FARM
PINE ISLAND, LLC; GOPAL FARM,
LLC; NIMAI PANDIT; ELIZABETH
A. SCOTT; LKM INVESTMENTS,
LLC,
Defendants.

NOTICE IS HEREBY GIVEN, in ac-
cording with Final Judgment of Fore-
closure dated January 27, 2025, the Order
Granting Motion to Reset Sale dated
April 3, 2025, and the Order Grant-
ing Motion to Reset Sale dated May
23, 2025, entered in Case No. 2024-
CA-005219, of the Circuit Court of the
Twentieth Judicial Circuit in and for
Lee County, Florida, wherein Mathon
Investments Corporation is the Plaintiff
and PI Ishan, LLC; Gopal Farm Pine
Island, LLC; Gopal Farm, LLC; Nimai
Pandit; LKM Investments, LLC; and
Elizabeth A. Scott are the Defendants.
The Clerk of Circuit Court for Lee
County, Florida will sell to the highest
and best bidder for cash, at www.lee.
realforeclose.com, on the Clerk's web-
site for online auctions at 9:00 AM, on
June 26, 2025, the following described
property as set forth in said Order of Fi-
nal Judgment, to wit:

LOT 1, BLOCK K, KREAMER'S
SUBDIVISION, ACCORD-
ING TO THE MAP OF PLAT
THEREOF AS RECORDED IN
PLAT BOOK 3, PAGE 61, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA
PARCEL ID: 08-44-22-01-
000K0.0010
PROPERTY ADDRESS: 6601
PINELAND ROAD, BO-
KEELIA, FL 33922

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

DATED: 05/27/2025
KEVIN C. KARNES
CLERK OF THE COURT &
COMPTROLLER
(SEAL) By: N. Wright Angad
DEPUTY CLERK
May 30; June 6, 2025 25-01955L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-1420
In Re: ESTATE OF
HOWELL QUINTARD HEATH, JR.
Deceased.

The administration of the estate of
HOWELL QUINTARD HEATH, JR.,
deceased, whose date of death was
December 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 per-
sonal representative's attorney are set
forth below.

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

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

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

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

The date of first publication of this
notice is: May 30, 2025

Personal Representative:
MICHAEL B. HEATH
1431 Greenwood Ct.
Canton, GA, 30115
Attorney for Personal Representative:
Ryan M. O'Halloran, Esq.
Florida Bar No. 46238
O'Halloran Legal Group, PLLC
2080 McGregor Blvd., Suite 300
Fort Myers, FL 33901
Telephone: (239) 334-7212
Email:
Monica@ohalloranlegalgroup.com
Secondary:
Pat@ohalloranlegalgroup.com
May 30; June 6, 2025 25-01945L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001610
IN RE: ESTATE OF
JAMES L. CHAMBERLIN
Deceased.

The administration of the estate of
JAMES L. CHAMBERLIN, deceased,
whose date of death was February 5,
2025; File Number 25-CP-001610, is
pending in the Circuit Court for Lee
County, Florida, Probate Division, the
address of which is P.O. Box 9346, Ft.
Myers, FL 33902-9346. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served must file their claims with this
court 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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: May 30, 2025.

DEBRA M. CHAMBERLIN
Personal Representative
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
A. ERIC ANDERSON
Attorney for Personal Representative
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
May 30; June 6, 2025 25-01972L

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-007573

ELLINGTON EMPIRE FUND LLC,
Plaintiff, v.
LEASE PURCHASE OHIO, LLC,
an Ohio Limited Liability Company;
DOUGLAS SHELTON, an
Individual; UNKNOWN TENANT
#1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursu-
ant to Final Judgment dated May 14,
2025 entered in Civil Case No. 24-CA-
007573 in Circuit Court of the 20th
Judicial Circuit in and for Lee County,
Florida, wherein ELLINGTON EM-
PIRE FUND LLC, Plaintiff and LEASE
PURCHASE OHIO, LLC, an Ohio
Limited Liability Company; DOUG-
LAS SHELTON, an Individual are
Defendant(s), Kevin C. Karnes, Clerk of
Court, will sell to the highest and best
bidder for cash beginning at 9:00 AM
at www.lee.realforeclose.com in ac-
cordance with Chapter 45, Florida Statutes
on July 17, 2025 the following described
property as set forth in said Final Judg-
ment, to-wit:

LOT (S) 56 AND 57, BLOCK
1668, CAPE CORAL UNIT 64,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 21,
PAGE(S) 82 THROUGH 95,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

Property Address: 5316 SW 8th
Court, Cape Coral, FL 33914

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

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

05/28/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) E. Winkler
DEPUTY CLERK OF COURT
Submitted By: Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
lthrealprop@kelleykronenberg.com
File No.: 3087.000233
May 30; June 6, 2025 25-01976L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-348
IN RE: ESTATE OF
CELESTE MARIE FROST
DECEASED.

The administration of the estate of Ce-
leste M Frost, deceased, whose date of
death was November 13, 2024, is pend-
ing in the Circuit Court for Lee County,
Florida, Probate Division, the address
of which is 1700 Monroe St. Fort My-
ers, FL 33901. The name and address for
the attorney of the estate are set forth
below.

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

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

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

NOT WITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO(2) YEARS OR
MORE AFTER THE DECEDENTS
DATE OF DEATH IS BARRED.

The date of first publication of this
notice is May 30, 2025.

/s/ Cassidy B. Thomson
Cassidy B. Thomson, Esq
(FBN:1028248)
LCS LAW, LLC
5660 STRAND COURT #318
Naples, Florida 34110
Telephone: 239-231-8505
cassidy@lcsnaples.com
May 30; June 6, 2025 25-01934L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1549
Division Probate
IN RE: ESTATE OF
JOHNATHAN D. LUCHENE
Deceased.

The administration of the estate of Ju-
lie Helene Eisenberg, deceased, whose
date of death was April 21, 2025, is
pending in the Circuit Court for Lee
County, Florida, Probate Division, the
address of which is 1700 Monroe St.
Fort Myers, FL 33901. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

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

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

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

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

The date of first publication of this
notice is May 30, 2025.

Personal Representative:
KATHERINE E. LUCHENE
GOLDMAN, a/k/a KATHERINE E.
LUCHENE
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for Personal Representative:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard, Suite
300 Bonita Springs, FL 34135
8903343.1.docx 5/28/2025
May 30; June 6, 2025 25-01977L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NUMBER: 25-CA-1235

IN RE: 9570 GREEN CYPRESS
BUILDING 203 UNIT E-3
APRIL SINISI
Plaintiff VS.
DOMINIC MARCIANO
Defendant

TO: Defendant Dominic Marciano.
YOU ARE NOTIFIED that an ac-
tion to quiet title to the following
property in Lee County, Florida:

9570 Green Cypress Building
203 Unit E-3, Fort Myers, FL,
33905 in Lee County, Florida
("Real Property") legally de-
scribed as: Condominium Unit
No. E-3 of Building No. 203 of
Pine Ridge at Fort Myers Village
I-#2, a Condominium, according to
the Declaration of Condomin-
ium thereof recorded in Official
Records Book 1831, Page 4635 of
the Public Records of Lee Coun-
ty, Florida.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on the plaintiff's
attorney Scott Kuhn, Esq., 6720 Win-
kler Rd., Fort Myers, FL, 33919, , on
or before June 18, 2025 and file the ori-
ginal 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 May 09, 2025.

Kevin C. Karnes
As Clerk of the Court
(SEAL) By K Shoap
As Deputy Clerk

Scott Kuhn, Esq.,
6720 Winkler Rd.,
Fort Myers, FL, 33919
May 16, 23, 30; June 6, 2025

25-01786L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001619
Division Probate
IN RE: ESTATE OF
JULIE HELENE EISENBERG
Deceased.

The administration of the estate of Ju-
lie Helene Eisenberg, deceased, whose
date of death was April 21, 2025, is
pending in the Circuit Court for Lee
County, Florida, Probate Division, the
address of which is 1700 Monroe St.
Fort Myers, FL 33901. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

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

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

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

The date of first publication of this
notice is May 30, 2025

Personal Representative:
Melanie Fritz
415 Churchill Dr
Berwyn, Pennsylvania 19312
Attorney for Personal Representative:
Abigail M. Lyons
Attorney
Florida Bar Number: 1040206
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: abby.lyons@lyons-law.com
Secondary E-Mail:
amason@lyons-law.com
May 30; June 6, 2025 25-01970L

HOW TO PUBLISH
YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

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

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. June 19th, 2025 at 11:45AM.**

Derek Sherrill

Holiday decorations, boxes, totes, coolers, rolling tool chest
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.

May 30; June 6, 2025 25-01924L

SECOND INSERTION

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

PROBATE DIVISION
File No. 25-CP-001286
IN RE: THE ESTATE OF: MARGARET F. WOODRING Deceased.

The administration of the estate of MARGARET F. WOODRING, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court of 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 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 THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE 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.

NOT WITHSTANDING 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 May 30, 2025.

Personal Representative:

Shelly Lynn Goodwin
2701 Alamosa Ct
Apopka, FL 32703
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
May 30; June 6, 2025 25-01940L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001441
IN RE: ESTATE OF LAWRENCE SHEPLEY HERMANN a/k/a L. SHEPLEY HERMANN Deceased.

The administration of the estate of Lawrence Shepley Hermann a/k/a L. Shepley Hermann, deceased, whose date of death was October 16, 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 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

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. June 19th, 2025 at 11:45AM.**

Derek Sherrill

Holiday Decorations, Shelves, Boxes, Bags, totes, Outside Garbage Bin, Handtruck
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.

May 30; June 6, 2025 25-01925L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-003587
IN RE: ESTATE OF RICHARD G MANCE AKA RICHARD GRAHAM MANCE, Deceased.

The administration of the estate of RICHARD G MANCE AKA RICHARD GRAHAM MANCE, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF 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 date of this notice is May 30, 2025.

Kevin Quinn

Personal Representative
8 Dartmouth Rd
Cranford, NJ 07016
Jennifer M. Tenney, Esq.
Attorney for Personal Representative
Fla Bar No. 0816191
Tenney Law, PLLC
1770 San Marco Rd., Suite 201
Marco Island, FL 34145
(239)610-1101
jtenney@tenneylawmarco.com
May 30; June 6, 2025 25-01933L

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 May 30, 2025.

Personal Representatives:

Katherine H. Mawhiney
14 Willow Hill Road
St. Louis, Missouri 63124
Mary H. Pydo
W287N6268 Nestling Court
Hartland, WI 53029
Attorney for Personal Representatives:
CULLEN I. BOGGUS, Attorney
Florida Bar Number: 112393
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 282-9080
Fax: (813) 228-6739
E-Mail: CBoggus@gunster.com
Secondary E-Mail:
ndarcy@gunster.com
Secondary E-Mail:
eservice@gunster.com
May 30; June 6, 2025 25-01969L

SECOND INSERTION

RE-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-003518

LOANDEPOT.COM, LLC Plaintiff(s), vs. ANDREW WOLFF; JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 20, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 4009 East River Drive, Fort 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.

Kevin Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: E. Windler
Deputy Clerk

Padgett Law Group, Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-003073-1
May 30; June 6, 2025 25-01973L

SECOND INSERTION

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

Case No.: 25-CA-001003
EF MORTGAGE LLC, Plaintiff, v. MAT & TOM REALTY LLC, a Florida Limited Liability Company; ANDRES GOMEZ, an Individual; RBI MORTGAGES LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

To the following Defendant(s):
MAT & TOM REALTY LLC, a Florida Limited Liability Company
9160 Forum Corporate Parkway, #350
Fort Myers, FL 33905

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 28 AND 29, BLOCK 249, CAPE CORAL UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 7 THROUGH 18, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 4123 SE 3rd Ave, Cape Coral, FL 33904

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort

SECOND INSERTION

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

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

Occupant Name	Unit	Description of Property
Lillian R Armstrong Michalek	03026	Household Items
Teresa Veliz	03081	Household Items
Beatrice Ledezma	05037	Household Items
Johanna Cabrera	05099	Household Items
Heather Ament	05131	Household Items

May 30; June 6, 2025 25-01921L

FOURTH INSERTION

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

CASE NO.: 25-CA-001613
UTAKCAL, LLC, Plaintiff, v. ROGER FUI LAI, Defendant.

TO: ROGER FUI LAI
PO BOX 73101
KOWLOON CENTRAL, HONG KONG

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1, BLOCK 269, UNIT 68, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 155, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 23, 2025 and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 12th day of May, 2025.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) BY: K. Harris
As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 16, 23, 30; Jun. 6, 2025 25-01792L

FOURTH INSERTION

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

CIVIL DIVISION
CASE NO. 2025-CA-837

OLD BRIDGE VILLAGE CO-OP, INC., a Florida Not-For-Profit Corporation, Plaintiff, vs- THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA S. BOUWMAN, deceased, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, FLORIDA DEPARTMENT OF REVENUE and UNKNOWN PERSONS IN POSSESSION, Defendants,

TO: Defendant, Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants Claiming By, Through, Under of Against, PATRICIA S. BOUWMAN, deceased

YOU ARE NOTIFIED that Plaintiff, Old Bridge Village Co-op, Inc. has filed an action seeking to eject you and quiet title to real property identified as 5507 Port Road, North Fort Myers, Florida 33917, located in Lee County, Florida, and more particularly identified as follows:
Unit # 180 of OLD BRIDGE VILLAGE, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on July 12, 2002 in Official Records Book 03684, Page 4782, Public Records of Lee County, Florida; subject to: Mortgage encumbering the park in favor of BANK OF AMERICA, N.A., in the principal amount of TWENTY MILLION, SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$20,650,000.00) recorded July,

23, 2002 in Official Records Book 03691, Page 0813; and Collateral Assignment of Leases, Rents and Profits recorded July 23, 2002 in Official Records Book 03691, Page 0825; and the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838; all of the Public Records of Lee County, Florida; and the Articles of Incorporation, By-laws and Rules and Regulations of OLD BRIDGE VILLAGE CO-OP, INC.

upon which lies the following double-wide mobile home:

YEAR: 1976, MAKE: FREE, VIN NO. 0965175AJ and 0865175BJ and on or before June 16, 2025, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, 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.

This notice shall be published once each week for four consecutive weeks in the Business Observer.

WITNESS my hand and the seal of this Court on this 8th day of May, 2025.

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) BY: K. Harris
Deputy Clerk

Michael E. Schuchat, Esq., Lutz, Bobo & Telfair, P.A. One Sarasota Tower Two North Tamiami Trail, Fifth Floor Sarasota, Florida 34236
T: (941) 951-1800 F: (941) 366-1603
meschuchat@lutzbobocom; arice@lutzbobocom
May 16, 23, 30; Jun. 6, 2025 25-01770L

SECOND INSERTION

NOTICE OF ACTION AS TO COUNT(S) I, II AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 25-CA-002455
Division: Civil

Judge Rachael Spring Loukonen Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Norman Francis Wiktor, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST NORMAN FRANCIS WIKTOR, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action to enforce a lien on the following de-

scribed property in Lee County, Florida:

Unit 5247, Week 5, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").
Contract No.: 09-1541
Unit 5247, Week 4, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").
Contract No.: 09-1542

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS, my hand and seal of this Court on the 28 day of May, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) BY: K. Shoap
Deputy Clerk

JORDAN A. ZEPPELLO, Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-005779_MAG
May 30; June 6, 2025 25-01961L



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

v1017

--- ACTIONS / TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2025000109

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

Certificate Number: 77-53 Year of Issuance 2022 Description of Property APARTMENT NUMBER 6A3 OF SMUGGLER'S COVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH ALL THE APPURTENANCES THEREUNTO BELONGING ACCORDING TO SAID DECLARATION OF CONDOMINIUM INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPLICABLE TO SAID APARTMENT AS SET FORTH IN SAID CONDOMINIUM DECLARATION Strap Number 28-46-24-W4-02106.0A30

Names in which assessed: DAVID OCCHIALINI, PAMELA C OCCHIALINI REVOCABLE TRUST DATED AUGUST 5 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025

25-01837L

THIRD INSERTION

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

CASE NO.: 25-CA-001269
HOMESTEAD ASPIRATIONS LLC,
Plaintiff, v.
WILLIAM B. WRIGHT, JR.,
Defendants.

TO: WILLIAM B. WRIGHT, JR.
827 SOUTH WAKEFIELD STREET
ARLINGTON, VIRGINIA 22204

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT:

LOT 34 AND 35, BLOCK 2555, UNIT 38, CAPE CORAL. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 87-99 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 24, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 15th day of May, 2023.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: Kennedy Harris
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 23, 30; June 6, 13, 2025

25-01841L

FOURTH INSERTION

NOTICE OF ACTION
Service by Publication
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
SMALL CLAIMS
CASE NO. 25-SC-002348

Laura Herron
Plaintiff(s), vs.
Hes Time Aluminum, Inc.,
Defendant(s).

YOU ARE NOTIFIED that an action for: small claims has been filed against you and you are required to appear for a pre-trial conference on, July 09, 2025. If you fail to do so, a judgement may be entered against you. This hearing will be conducted remotely via the Zoom video conference application.

Please utilize the ZOOM platform link below. There are no fees for attending this court hearing via the Zoom platform. The Zoom platform allows individuals to appear via telephone, smartphone or computer even if they do not have an available camera. Please keep your microphone muted while you wait to be addressed. If you are able please "rename" your device on the Zoom link using your first and last name and/or firm name to facilitate the clerk locating your case faster.

ZOOM LINK:
Join Zoom Meeting
<https://zoom.us/j/4090526226>
Meeting ID: 409 052 6226
If you do not have internet connection available, you can also utilize the Zoom conference by dialing the phone number below. Please only join on one device.

PHONE LINK:
+17866351003,,4090526226#,US
(Miami)
+14703812552,,4060526226#,US
(Atlanta)

DATED on 05/12/2025.

Kevin C. Karnes
Clerk of the Court
(SEAL) By: K. Shoap
Deputy Clerk
May 16, 23, 30; Jun. 6, 2025

25-01804L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
File No. 25-CA-001336

East Winds Consulting, LLC, a
foreign company
Plaintiff, vs.

Aurelia N. Soogea; Pena Model LLC,
a Florida Limited Liability Company
and Sunra Investments LLC, a
Florida Limited Liability Company
Defendant(s).

To: Aurelia N. Soogea
238 Wiley St.
Brentwood NY 11717

YOU ARE HEREBY NOTIFIED that a Verified Complaint to Quiet Title Based on Fraudulent Conveyance Under Section 65.091, Florida Statutes has been filed against you. You are required to serve a copy of your written defenses, if any to it on attorney for the plaintiff, Michael J. Farrar, Esq., whose address is 3508 NW 114 Ave. # 201, Doral FL 33178 and file the original with the clerk of the above styled court on or before June 23, 2025; otherwise a default will be entered against you for the relief prayed for in the Complaint.

This notice shall be published once a week for four consecutive weeks in Business Observer Florida beginning on 05/16/2025

Legal description of property: 50% of Lots 19 and 20, Block 1430, Unit 16, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Pages 76 to 88 and 95, inclusive, Public Records of Lee County, Florida.
a/k/a 419 SE 8th Pl Cape Coral FL 33990

WITNESS my hand and the seal of said court at Ft. Myers, Florida on 05/12/2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By K. Harris
Deputy Clerk

Michael J. Farrar, Esq.,
3508 NW 114 Ave. # 201,
Doral FL 33178
May 16, 23, 30; Jun. 6, 2025

25-01801L

THIRD INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-007934

DEERE & COMPANY,
Plaintiff, vs.
KYLE THOMAS HIRT, an
individual,
Defendant.

TO: DEFENDANT, KYLE THOMAS HIRT, whose last known address is: 7761 Buckingham Road, Fort Myers, Florida 33905

7761 Buckingham Road, Fort Myers, Florida 33905
234 Maison Grande Avenue, Lehigh Acres, FL 33936
501 SE 15th Street, Cape Coral, FL 33990

YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Lee County, Florida Circuit Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Llerena, Esq., the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before June 24, 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. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks.

Dated this 15th day of May, 2025.

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

Miles A. Llerena, Esq.,
the Plaintiff's attorney,
200 S. Biscayne Blvd., Suite 1650,
Miami, Florida 33131
May 23, 30; June 6, 13, 2025

25-01857L

FOURTH INSERTION

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

CASE NO.: 25-CA-000801

MJCH ENTERPRISE LLC,
Plaintiff, v.
EARNEST EARTHART, JR.,
Defendants.

TO: EARNEST EARTHART, JR.
539 OSAGE AVE S
LEHIGH ACRES, FLORIDA 33974

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1, BLOCK 30, UNIT 6, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 136, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 23, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 12th day of May, 2025.

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

The Law Office of C.W. Wickersham,
Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 16, 23, 30; Jun. 6, 2025

25-01799L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1481
Division Probate
IN RE: ESTATE OF
PAMELA LEE SPANN A/K/A
PAMELA L. SPANN
Deceased.

The administration of the estate of Pamela Lee Spann a/k/a Pamela L. Spann, 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 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 creditor as specified under s. 732.2211,

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representatives:

Anna E. Spann n/k/a Anna Courtney
3606 Ocean View Avenue
Los Angeles, California 90066

Edward Roden
a/k/a Edward R. Spann
95 Pratt Road
Worcester, VT 05682

Attorney for Personal Representatives:
Douglas A. Dodson, II
Attorney

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@dorcelaw.com
Secondary E-Mail:
probate@dorcelaw.com
May 30; June 6, 2025 25-01935L

SECOND INSERTION

NOTICE TO CREDITORS

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

CASE NO.: 25-CP-001494
DIVISION: CJIS 20
IN RE: ESTATE OF
KYLE MARIE SEPERSKY,
Deceased.

The administration of the Estate of KYLE MARIE SEPERSKY, deceased, whose date of death was on December 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, Case Number 25-CP-001494 the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The estate is testate. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

ER BARRED.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The date of first publication of this notice is May 30, 2025.

/s/ Robert A. Sepersky
(Apr 22, 2025 14:37 EDT)
ROBERT A. SEPERSKY,
Personal Representative,

3511 Creeksview Drive,
Bonita Springs, Florida 34134

/s/ Brad H. Milhauser
Brad H. Milhauser, Esq.
(brad@floridatrustlaw.com)

Florida Bar No.: 28146
Anna R. Lieberman, Esq.
(anna@floridatrustlaw.com)
Florida Bar No: 1048496
HUTH, PRATT & MILHAUSER,
PLLC

Attorneys for the Personal
Representative
2500 North Military Trail, Suite 460
Boca Raton, Florida 33431
Telephone: (561) 392-1800
Facsimile: (561) 392-3535
May 30; June 6, 2025 25-01939L

SECOND INSERTION

TRUSTEE'S NOTICE OF
FORECLOSURE PROCEEDING

TO: (See Exhibit A - Obligor)

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida has been instituted on the following Timeshare Ownership Interest at Coconut Plantation described as: Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

OBLIGOR: Linda Lee Beacham Bush as Trustee of the Linda Bush Living Trust dated August 2, 2016, 13650 FIDDLESTICKS BLVD, STE 202 PMB 370, Fort Myers, FL 33912; WEEK: 16; UNIT: 5380L; TYPE: Annual; TOTAL: \$12,227.82; PER DIEM: \$3.98; NOTICE DATE: May 13, 2025

OBLIGOR: Barbara G. Scholten, 592 APPLETREE COURT, Holland, MI 49423; WEEK: 36; UNIT: 5166; TYPE: Annual; TOTAL: \$3,644.38; PER DIEM: \$1.39; NOTICE DATE: May 13, 2025

OBLIGOR: R Sanchez Family LLC, an Arizona Limited Liability, 2030 W. BASELINE

RD # 182, PMB 838, Phoenix, AZ 85041; WEEK: 29; UNIT: 5184; TYPE: Even; TOTAL: \$3,243.44; PER DIEM: \$1.13; NOTICE DATE: May 13, 2025

File Numbers: 25-005361, 25-005409, 25-005418

The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 May 30; June 6, 2025 25-01950L

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

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Observer

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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 25-CA-002253
RE SOLUTIONS GROUP, LLC,
Plaintiff, vs.
UNKNOWN HEIRS AND
BENEFICIARIES OF LINDA
TURNER, DECEASED,
Defendant,
To: Unknown Heirs and Beneficiaries
of Linda Turner, deceased
YOU ARE NOTIFIED that an ac-
tion for partition pursuant to Florida
Statute §64 has been filed against
you. This action involves real prop-
erty in Lee County, Florida (the "Prop-
erty") more particularly described as:
Lot 11, Block 45, LEHIGH
ACRES UNIT 12, Section 23,
Township 44 South, Range 27
East, according to the plat there-
of recorded in Deed Book 254,
Page 55, of the Public Records of
Lee County, Florida
Parcel Identification Number:
23-44-27-L1-12045.0110
Property Address: 31703 NE
111th Street, Carnation WA
98014

This action was instituted in the Twen-
tieth Judicial Circuit Court, Lee County,
Florida, and is styled RE Solutions
Group, LLC vs. Unknown Heirs and
Beneficiaries of Linda Turner, deceased.
You are required to serve a copy of
your written defenses, if any, to it on
the Plaintiff's Attorney, Michele Diglio-
Benkiran, Esquire, whose address is
C/O Legal Counsel, P.A., 13330 West
Colonial Drive, Unit 110, Winter Gar-
den, Florida 34787, on or before June
17, 2025 and file the original with the
clerk of this court either before service
on the Plaintiff's Attorney or im-
mediately 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.
DATED on 05/08/2025
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Harris
As Deputy Clerk
Michele Diglio-Benkiran, Esquire,
C/O Legal Counsel, P.A.,
13330 West Colonial Drive, Unit 110,
Winter Garden, Florida 34787,
May 16, 23, 30; Jun. 6, 2025
25-01768L

SECOND INSERTION

NOTICE OF PUBLIC SALE
THE LOCK UP SELF STORAGE
at
27661 S Tamiami Trail
Bonita Springs, FL 34134
will sell the contents of the following
unit to satisfy a lien to the highest
bidder on June 25, 2025 by 12:30PM at
WWW.STORAGETREASURES.COM
All goods must be removed from the
Unit within 48 hours. Unit availability
subject to prior settlement of account.
Unit 4432 Matthew Shinbur
May 30; June 6, 2025 25-01941L

SECOND INSERTION

NOTICE OF PUBLIC SALE
at
The Lock Up Self Storage
22776 S.Tamiami Trail
Estero, FL 33928
will sell the contents of the following
units to satisfy a lien to the highest
bidder on June 25 2025 by 11:00AM at
WWW.STORAGETREASURES.COM
All goods must be removed from the
Unit within 48 hours. Unit availability
subject to prior settlement of account.
Unit #20 Michael Pastore
May 30; June 6, 2025 25-01919L

SECOND INSERTION

PUBLIC SALE
Extra Space Storage will hold a public
auction to sell personal property de-
scribed below belonging to those indi-
viduals listed below at the location in-
dicated: **28239 S. Tamiami Trl Bonita
Springs, FL 34134 June 19th, 2025 at
9:45am**
Ayana J Minott
Sofa, Boxes, Table
The auction will be listed and adver-
tised on www.storage treasures.com.
Purchases must be made with cash only
and paid at the above referenced facil-
ity 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.
May 30; June 6, 2025 25-01947L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-001855
DENNIS L. MILLER,
Plaintiff, v.
F. AUGUST GOBA and G. H. GOBA,
Defendants.
TO: F. AUGUST GOBA
10 Mounbatten Drive Hamilton,
Ontario L9C 3V3, Canada
G. H. GOBA
10 Mounbatten Drive Hamilton, On-
tario L9C 3V3, Canada
YOU ARE NOTIFIED that an ac-
tion to quiet title on the following
property in Lee County, Florida:
THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN LEE
COUNTY, FLORIDA, TO WIT:
LOT 5, BLOCK 71, UNIT 9,
SECTION 24, TOWNSHIP 44
SOUTH, RANGE 26 EAST,
LEHIGH ACRES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF ON FILE IN THE
OFFICE OF THE CLERK OF
THE CIRCUIT COURT, RE-
CORDED IN PLAT BOOK 26,
PAGE 135, PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
has been filed against you and that
you are required to serve a copy of
your written defenses, if any, to it on
The Law Office of C.W. Wickersham,
Jr., P.A., Plaintiff's attorney, at 2720
Park Street, Suite 205, Jacksonville,
Florida, 32205, Phone Number: (904)
389-6202, on or before June 23, 2025,
and file the original with the Clerk of
this Court, at 2075 Dr Martin Luther
King Jr Blvd, Fort Myers, FL 33901 be-
fore service on Plaintiff or immediately
thereafter. If you fail to do so, a Default
may be entered against you for the relief
demanded in the Complaint.
DATED this 12th day of May, 2025.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Harris
As Deputy Clerk
The Law Office of C.W. Wickersham,
Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 16, 23, 30; Jun. 6, 2025
25-01791L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North
Fort Myers FL 33903, intends to hold an auction of the goods stored in the follow-
ing units to satisfy the lien of the owner. The sale will occur as an online auction via
www.selfstorageauction.com on 06/18/2025 at 2:30pm. Contents include personal
property along with the described belongings to those individuals listed below.

Cynthia Brackett	1229	household items
William Jensen	1535	household items
Natalie Conlon	1764	household items
Teresa Rodriguez	1405	household items
Calina Tyus	1347	household items
Michael Webb	1431	household items
Carissa Senn	1633	household items
Donta Davis	1437	household items

Purchases must be paid at the above referenced facility in order to complete the
transaction. SmartStop Self Storage may refuse any bid and may rescind any pur-
chase up until the winning bidder takes possession of the personal property. Please
contact the property with any questions (239)-986-3752.
May 30; June 6, 2025 25-01922L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby
given that the undersigned self-storage units will be sold at a public sale by competi-
tive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing
agent for Lessor, for rental and other charges due from the undersigned. The said
property has been stored and is located at the respective address below. Units up for
auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris
Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auc-
tion date and time. The terms of the sale will be by lot to the highest bidder for cash
only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self
Storage LLC reserves the right to withdraw any or all units, partial or entire, from
the sale at any time before the sale or to refuse any bids. The property to be sold is
described as "general household items" unless otherwise noted. All contents must be
removed completely from the property within 48 hours or sooner or are deemed
abandoned by bidder/buyer. Sale rules and regulations are available at the time of
sale.
Property includes the storage unit contents belonging to the following tenants at
the following locations:
Metro Self Storage
17701 Summerlin Road
Fort Myers, FL 33908
The bidding will close on the website StorageTreasures.com and a high bidder will
be selected on **06/17/2025 at 10AM**

Occupant Name	Unit	Description of Property
Kelsey Patenaude, Kelsey Sellers	2055	Household Goods
Diane Cassidy	4114	Household Goods

May 30; June 6, 2025 25-01920L

SECOND INSERTION

Notice of Public Auction for monies due on storage units.
The auction will be held on JUNE 16, 2025, at or after 8:00 am and will continue
until finished. Units are said to contain household items. Property sold under Flori-
da Statute 83.806. The names of whose units will be sold are as follows.

Address	Lee	Unit	Value
4340 Kernel Cir Fort Myers, FL 33916	7041		\$418.10
Breanna Davis	6003		\$484.70
edward frederick themm	7021		\$767.60
Arturo Gonzalez	Lee		
11401 S. Cleveland Ave. Fort Myers, FL 33907	B56		\$466.31
Minerva Medina-Acevedo	2000		\$644.81
Luis Laracuenta	1048		\$279.71
tyshon carpenter	A29		\$491.06
Wilhelmina Benson	1026		\$279.71
Jacqueline King	B49		\$483.20
Marlon Baker	1016		\$593.56
Luis Laracuenta	Lee		
4457 Kernel Cir Fort Myers, FL 33916	1101		\$587.21
Solomon Myers	2081		\$243.90
Bonesha Fletcher	1099		\$611.06
Charisse Edwards	1115		\$434.04
timothy monroe	1144		\$587.21
Oneika McClain	5049		\$611.06
MELANIE Haddon	4050		\$510.28
ARTHUR RUTHERFORD	2118		\$325.85
Margaret Bishop	2035		\$571.85
Ashley Bethune	4038		\$890.81
Chasity Reineke	2062		\$710.21
Arelis Cabello	1102		\$614.06
FREEMAN JONES	Lee		
16901 N. Cleveland Ave.	2070		\$995.75
North Fort Myers, FL 33903	3294		\$321.95
Dieubide Amady	1221		\$395.81
COBEE LIPPINCOTT	3150		\$612.90
ALICIA TALBOTT	1248		\$571.85
christy strozier	1294		\$939.50
Rickell Simmons	2171		\$414.20
Marisa Rennie	1283		\$231.04
TRINITY COLE	2142		\$387.35
Stephen Robinson	2146		\$444.30
Mary Lou Walsh	1274		\$292.54
Mary Lou Walsh	1200		\$767.60
Chris ortiz	1050		\$735.80
joshua odom	1261		\$848.60
DAVID WHITE	1003		\$1,431.35
ERVIN GARCIA	2151		\$1,145.80
ELI VANCE	1056		\$735.80
Melody Tucker	1184		\$571.85
Jane Marlor	1316		\$346.28
Mary Lou Walsh	1180		\$571.85
ANGELINA HOLBROOK	1136		\$663.92
CHRISTOPHER PRICE	1253		\$848.60
maria Gomez	2248		\$520.53
Kerry Kendrick	1062		\$944.50
nery known customer			
Brenda Hester			

May 30; June 6, 2025 25-01923L

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Windward Passage Resort / STATE OF FLORIDA, COUNTY OF LEE
Pursuant to Section 721.855, Florida Statutes, Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1578, at Page 727, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Windward Passage Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Windward Passage Resort Condominium Association, Inc., a Florida Not-For-

Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.
DATED: May 28, 2025
By: Harry Klausner, Esq., as Trustee
EXHIBIT "A" - Legal Description of property being foreclosed:
UNIT NUMBER(S) (see below) WEEK NUMBER(S) (see below) OF WINDWARD PASSAGE RESORT, A CONDOMINIUM, ACCORDING TO THE

DECLARATION OF CONDOMINIUM AND EXHIBITS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1578, AT PAGE 727, ET SEQ., PUBLIC RECORDS OF LEE COUNTY FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.
Owner(s)/Obligor(s)** / Unit/Week - Default Date - Instr # Lien - Lien Amount - Daily Per Diem of Lien Amount - Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address
Samuel K Ryals and Ginger M Ryals / Unit Number 12 Week Number(s) 15 & 52 - February 1, 2024 - 2025000102731 - \$3,402.22 - \$1.84 - \$4,750.98 / 2334 Fieldstone Cir Fairborn OH 45324
Edward E Lynch and Elizabeth A Lynch / Unit Number 102 Week Number 31 and Unit Number 402 Week Number 49 - February 1, 2024 - 2025000102731 - \$3,402.23 - \$1.84 - \$4,751.00 / 22 Navajo Rd Hinella NJ 08083
Thomas P Lahey and Michele R Lahey / Unit Number 13 Week Number 29 and Unit Number 305 Week Number 21 - February 1, 2024 - 2025000102731 - \$3,402.23 - \$1.84 - \$4,751.00 / 722 Briarwood Dr Justice IL 60458
Francis C Allen and Willie C Allen / Unit Number 108 Week Number 32 - February 1, 2024 - 2025000102731 - \$2,128.62 - \$1.19 - \$3,454.74 / 201 Lee Maddox Rd Jackson GA 30233-5825
Phyllis A Greenbough / Unit Number 302 Week Number 22 - February 1, 2024 - 2025000102731 - \$2,128.62 - \$1.19 - \$3,454.74 / 1212 N Main St Monticello IN 47960-1521
***if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)
May 30; June 6, 2025 25-01965L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
24-CA-004353
LAKVIEW LOAN SERVICING,
LLC,
Plaintiff, VS.
JOHN TONGOL A/K/A JOHN N.
TONGOL; NANCY TONGOL; 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, GRANTEEES, 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 May 27, 2025 in Civil Case No. 24-CA-004353, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JOHN TONGOL A/K/A JOHN N. TONGOL; NANCY TONGOL; 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, GRANTEEES, 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 June 26, 2025 at 09:00:00 AM EST the following described real property as

set forth in said Final Judgment, to wit: LOTS 7 AND 8, BLOCK 6136, CAPE CORAL UNIT 98, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 107 THROUGH 121, 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 05/27/2025,
CLERK OF THE COURT
Kevin C. Karnes
(SEAL) N. Wright Angad
Deputy Clerk
ALDRIDGE PITTE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepitte.com
1184-2340B
May 30; June 6, 2025 25-01956L

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005197
MATHON INVESTMENTS
CORPORATION,
Plaintiff, vs.
PI GARUDA LLC; GOPAL FARM
PINE ISLAND, LLC; GOPAL FARM,
LLC; NIMAI PANDIT; ELIZABETH
A. SCOTT; LKM INVESTMENTS,
LLC; LEE COUNTY, FLORIDA,
Defendants.
NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, the Order Granting Motion to Reset Sale dated April 1, 2025, and the Order Granting Motion to Reset Sale dated May 23, 2025, entered in Case No. 2024-CA-005197, of the Circuit Court of the

Twentieth Judicial Circuit in and for Lee County, Florida, wherein Mathon Investments Corporation is the Plaintiff and PI Garuda, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; LKM Investments, LLC; Lee County, Florida; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on June 26, 2025, the following described property as set forth in said Order of Final Judgment, to wit:
A tract or parcel of land lying in part of Lots 1, 2, 6 and all of Lot 7, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows:
Commencing at the Northeast

corner of the aforesaid Lot 1, said point also being the Northeast corner of the Northwest Quarter (NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 00°14'55"E along the East line of said Lot 1 for 213.52 feet to the Point of Beginning; thence continue S 00°14'55" E along the aforesaid Lots 1 and 7 for 1241.78 feet to the Southeast corner of said Lot 7; thence run S 89°27'45"W along the South line of said Lot 7 and part of the aforesaid Lot 6 for 700.28 feet; thence run N 40°55'03"W for 130.47 feet; thence run N 00°15'40" W for 1355.99 feet to the North line of the aforesaid Lot 2, also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N

89°28'05"E along the North line of said Lots 2 and 1 for 600.60 feet; thence run S 00°14'55"E for 213.52 feet; thence run N 89°28'05"E for 185.00 feet to the Point of Beginning.
Bearings are based on the North line of the Northwest Quarter of the aforesaid Section 17 as being N 89°28'05"E.
AND
A tract or parcel of land lying in part of Lots 2 and 6, of Mrs. Lena S. Foster Subdivision, as recorded in Plat Book 4, Page 73, Public Records of Lee County, Florida, as described as follows:
Commencing at the Northeast corner of Lot 1 of said Mrs. Lena S. Foster Subdivision, said point also being the Northeast corner of the Northwest Quarter

(NW 1/4) of Section 17, Township 44 South, Range 22 East, Lee County, Florida; thence run S 89°28'05"E along the North line of said Lot 1 and the aforesaid Lot 2 for 785.60 feet to the Point of Beginning; thence run S 00°15'40"E for 1355.99 feet; thence run N 40°55'03"W for 430.70 feet; thence run N 00°42'25"W for 300.15 feet; thence run N 89°30'04"E for 83.21 feet; thence run N 00°18'13"W for 727.82 feet to the North line of the aforesaid Lot 2 also being the North line of the aforesaid Northwest Quarter (NW 1/4); thence run N89°28'05"E along said North line for 200.27 feet to the Point of Beginning.
Bearings are based on the North line of the Northwest Quarter of

the aforesaid Section 17 as being N 89°28'05" E.
PARCEL ID: 17-44-22-01-00000.0010
PROPERTY ADDRESS: 13100 LADA LANE, BOKEELIA, FL 33922
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.
DATE: 05/27/2025
KEVIN C. KARNES
CLERK OF THE COURT & COMPTROLLER
(SEAL) By: N Wright Angad
DEPUTY CLERK
May 30; June 6, 2025 25-01954L

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 25-CA-000992
EQUITY TRUST COMPANY,
CUSTODIAN FBO DAVID
KEEL IRA and DAVID KEEL AS
TRUSTEE OF THE DAVID D. KEEL
REVOCABLE LIVING TRUST,
Plaintiff, vs.
GABRIELLE MONIQUE MILLS,
AS TRUSTEE OF THE ROBERT
STEVEN MILLS TRUST CREATED
BY THE ANNA MILLS TRUST
DATED NOVEMBER 9, 2012;
ROBERT S. MILLS A/K/A
ROBERT STEVEN MILLS; BELL
VILLA PROPERTY OWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT IN POSSESSION
I; UNKNOWN TENANT IN
POSSESSION II, if alive, and if
dead, the unknown spouses, heirs,
devises, grantees, assignees,
lienors, creditors, trustees other
persons claiming by, through, under
or against them, or any of them and
all unknown persons,
Defendants.

TO: ROBERT S. MILLS A/K/A ROBERT STEVEN MILLS
YOU ARE HEREBY NOTIFIED that an action of Mortgage Foreclosure in the Circuit Court in Lee County, Florida styled as Case No.: 25-CA-000992, EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, v. GABRIELLE MONIQUE MILLS, AS TRUSTEE OF THE ROBERT STEVEN MILLS TRUST CREATED BY THE ANNA MILLS TRUST DATED NOVEMBER 9, 2012, et. al., to the property described as:

Parcel 1:
LOT 117 OF BELL VILLA, AN UNRECORDED SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS:

A PARCEL OR TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE S89°44'31" E FOR 1498.1 FEET; THENCE N0°01'05" W FOR 392.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N0°01'05" W FOR 150 FEET; THENCE EAST FOR 361.88 FEET; THENCE

S0°01'05" W FOR 150 FEET; THENCE WEST 361.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT ROAD EASEMENT ALONG THE WESTERLY BOUNDARY THEREOF.

a/k/a 24898 Trost Boulevard, Bonita Springs, FL 34135

Parcel 2:
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF LEE, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:
A LOT OR PARCEL OF LAND LYING ON THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF SAID FRACTION OF A SECTION, RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30" EAST ALONG THE CENTERLINE OF A ROADWAY 50 FEET WIDE FOR 97.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 72.13 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 04' 20" WEST ALONG SAID CENTERLINE FOR 210 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF LANDS CONVEYING BY DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF THE PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING CONTINUE NORTH 0° 04' 20" WEST ALONG SAID CENTERLINE OF SAID ROADWAY FOR 100.00 FEET; THENCE RUN NORTH 89° 51' 30"

WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 175 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG WEST LINE OF SAID FRACTION OF A SECTION FOR 100.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 51' 30" EAST ALONG SAID NORTH LINE FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLE GROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY.

A LOT OR PARCEL OF LAND LYING IN THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF SAID FRACTION OF A SECTION RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30" EAST ALONG THE CENTERLINE OF A ROADWAY 50 FEET WIDE FOR 97.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARC OF THE CURVE TO THE RIGHT OF RADIUS 99.79 FEET FOR 73.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 95 FEET FOR 72.13 FEET TO A POINT OF TANGENCY; THENCE RUN NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 99.79 FEET FOR 73.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 95 FEET FOR 72.13 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 04' 20" WEST ALONG SAID CENTERLINE FOR 310 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGIN-

NING OF LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTHERLY AND NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARE OF A CURVE TO THE RIGHT OF RADIUS 51.08 FEET FOR 36.63 FEET; THENCE RUN NORTH 48° 59' 10" WEST FOR 25.0 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID ROADWAY; THENCE RUN NORTH 89° 51' 30" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 169 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG SAID WEST LINE OF SAID FRACTION FOR 50 FEET; THENCE RUN SOUTH 89° 51' 30" EAST FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLE GROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1835 Magnolia Drive, North Fort Myers, FL 33917 has been filed by EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, Plaintiff, and you are required to serve a copy of your written defenses if any, to it on William S. Frazier, 1919-8 Blanding Boulevard, Jacksonville, Florida 32210, 904-384-1441 on or before 30 days from the date of this Notice, and file the original with the Clerk of this Court either before service on said Plaintiff or immediately thereafter; otherwise a default and judgment will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and the seal of this Court on this 28 day of May, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT
COURTS
LEE COUNTY, FLORIDA
(SEAL) BY: K. Shoap
Deputy Clerk

William S. Frazier,
1919-8 Blanding Boulevard,
Jacksonville, Florida 32210,
904-384-1441
May 30; June 6, 2025 25-01963L

SECOND INSERTION

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

CASE NO.: 24-CA-005512
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN IT'S
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
CHNGE MORTGAGE TRUST
2023-3,
Plaintiff, v.
CHRISTOPHER M FISHER;
UNKNOWN SPOUSE OF
CHRISTOPHER M FISHER;
JAMES M HIGGINS; UNKNOWN
SPOUSE OF JAMES M HIGGINS;
GOODLEAP, LLC; NEWSOUTH
WINDOW SOLUTIONS, LLC;
ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 6, 2025 entered in Civil Case No. 24-CA-005512 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3, Plaintiff and CHRISTOPHER M FISHER; UNKNOWN SPOUSE OF CHRISTOPHER M FISHER; JAMES M HIGGINS; GOODLEAP, LLC are

Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 10, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOTS 61 AND 62, BLOCK 811, CAPE CORAL UNIT 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 1427 SE 8th Ave, Cape Coral, FL 33990

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

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

05/28/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) E. Windler
DEPUTY CLERK OF COURT
Submitted By: Tajji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: 2390.000278
May 30; June 6, 2025 25-01974L

THIRD INSERTION

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

CASE NO.: 25-CA-000976
EQUIPOISE INVESTMENTS III,
LLC,
Plaintiff, v.
ESTATE OF DAVID T. JAMES, JR.,
UNKNOWN HEIRS OF DAVID T.
JAMES, JR., ESTATE OF DORIS
JAMES, UNKNOWN HEIRS OF
DORIS JAMES and DAVID T.
JAMES, JR., as Trustee of DAVID T.
JAMES, JR., REVOCABLE TRUST,
DATED 12/18/1997,
Defendants.

TO: ESTATE OF DAVID T. JAMES JR
1446 BADGER ST
NEW CAMBRIA, MO 63558
UNKNOWN HEIRS OF DAVID T. JAMES JR
1446 BADGER ST
NEW CAMBRIA, MO 63558
ESTATE OF DORIS JAMES
1446 BADGER ST
NEW CAMBRIA, MO 63558
UNKNOWN HEIRS OF DORIS JAMES
1446 BADGER ST
NEW CAMBRIA, MO 63558
DAVID T. JAMES JR., as Trustee of DAVID T. JAMES, JR., REVOCABLE TRUST, DATED 12/18/1997
1446 BADGER ST
NEW CAMBRIA, MO 63558

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:
THE FOLLOWING DESCRIBED LAND, SITUATE,

LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 13 AND 14, BLOCK 27, UNIT 9, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 24, 2025, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 15th day of May, 2025.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Harris
As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 23, 30; Jun. 6, 13, 2025
25-01865L

SECOND INSERTION

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

CASE NO. 25-CC-1782
PARKWOOD VILLAS
HOMEOWNERS ASSOCIATION,
II, INC., A FLORIDA NOT FOR
PROFIT CORPORATION,
PLAINTIFF, V.
AYESHA ANWAR SHEIKH and
UNKNOWN SPOUSE OF AYESHA
ANWAR SHEIKH
DEFENDANTS.

TO: Ayesha Anwar Sheikh
218 Oakmont Parkway
Lehigh Acres, FL 33936
Unknown Spouse of Ayesha Anwar Sheikh
218 Oakmont Parkway
Lehigh Acres, FL 33936

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

See attached Exhibit A
EXHIBIT A
Plaintiff: Parkwood Villas Homeowners Association, Inc.
Defendant/Property Owner: Ayesha Anwar Sheikh
THAT CERTAIN PROPERTY AS SET FORTH IN EXHIBIT "A", AS ATTACHED HERETO AND MADE A PART HEREOF, WHICH PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKWOOD VILLAS II, AS RECORDED AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1473, AT PAGE 353. SUBJECT ALSO TO RESERVATIONS AND

EASEMENTS OF RECORD.
EXHIBIT 'A'
LEGAL DESCRIPTION
UNIT NO. 20

PARKWOOD VILLAS II
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 31 PROCEED SOUTH 00°-25'-25" EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET. THENCE CONTINUE NORTH 88°-44'-13" EAST FOR 2,106.15 FEET; THENCE NORTH 88°-44'-13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEDGEWOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT. THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22°-38'-10", A CHORD BEARING OF SOUTH 15°-25'08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26°-44'-13" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26°-23'-45", AND A CHORD DISTANCE OF 287.68 FEET, A

DISTANCE OF 290.24 FEET, THENCE SOUTH 00°-20'-28" WEST A DISTANCE OF 63.00 FEET TO A POINT OF CURVATURE. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°-53'-09", FOR A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°-13'37" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGECREST STREET, A DISTANCE OF 29.26 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 670.66 FEET, A CENTRAL ANGLE OF 17°-44'-36", AND A CHORD DISTANCE OF 206.86 FEET, A DISTANCE OF 207.69 FEET TO A POINT OF TANGENCY. THENCE SOUTH 71°-29'-01" WEST A DISTANCE OF 135.14 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OAKMONT PARKWAY, THENCE NORTH 00°-20'-28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,015.38 FEET, A CENTRAL ANGLE OF 10°-24'-22", AND A CHORD DISTANCE OF 184.16 FEET, A DISTANCE OF 184.41 FEET, THENCE SOUTH 79°-15'-10" EAST A DISTANCE OF 109.39 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 23.03 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 86°-21'-31" EAST A DISTANCE

OF 41.06 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 40.29 FEET. THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 20.12 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 8.94 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF 40.29 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS, ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservice@beckerlawyers.com on or before 30 days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 05/28/2025.

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

BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservice@beckerlawyers.com
P19059/422199/26788204
May 30; June 6, 2025 25-01959L

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.



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002104
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIVIAN HILL, DECEASED, et al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIVIAN HILL, DECEASED,
whose last known residence is: 2997 PRICE AVE., FORT MYERS, FL 33916
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOTS 17 AND 18, BLOCK 8, OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 22nd day of May, 2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: K. Harris
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
flmail@raslg.com
25-280608
May 30; June 6, 2025 25-01929L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2024-CA-005193
GREEN IDEA COMPANY, LLC, Plaintiff, vs. PI ESTATES LLC; GOPAL FARM PINE ISLAND, LLC; GOPAL FARM, LLC; NIMAI PANDIT; ELIZABETH A. SCOTT, Defendants.
NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure dated January 27, 2025, and the Order Granting Motion to Reset Sale dated March 28, 2025, and the Order Granting Motion to Reset Sale dated May 22, 2025, entered in Case No. 2024-CA-005193, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Green Idea Company, LLC is the Plaintiff and PI Estates, LLC; Gopal Farm Pine Island, LLC; Gopal Farm, LLC; Nimai Pandit; and Elizabeth A. Scott are the Defendants. The Clerk of Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash, at www.lee.realforeclose.com, on the Clerk's website for online auctions at 9:00 AM, on June 26, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOTS 2, 3, 4, 5 AND 6, BLOCK K, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LOTS 1, 2, 7 AND 8, BLOCK L, KREAMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
PROPERTY ADDRESS: 6635 Pineland Road, Bokeelia, FL 33922 and 6783 Pineland Road, Bokeelia, FL 33922

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.
DATE: 05/23/2025

KEVIN C. KARNES
CLERK OF THE COURT & COMPTROLLER
(SEAL) By: N. Wright Angad
DEPUTY CLERK
May 30; June 6, 2025 25-01944L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION: Ft. Myers
CASE NO.: 25-CA-000713
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. COLE BENJAMIN PFAFF; RGSWFL LLC; SAMANTHA BERRY A/K/A SAMANTHA JEANELL BERRY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at, 9:00 AM on the 26 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 6143, CAPE CORAL UNIT 98, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2612 NW 24TH TER, CAPE CORAL, FL 33993

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
Dated this day of 05/23/2025

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: N. Wright Angad
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00135
May 30; June 6, 2025 25-01942L

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-CA-001004
Division: Civil
Judge James R. Shenko
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida
Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Thomas William O'Hern, deceased, et al.

Defendants.
Notice is hereby given that on June 12, 2025 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:
Unit 5364, Week 50, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").
Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
The sale is being held pursuant to the Final Judgment of Foreclosure, entered on May 21, 2025, in Civil Case No. 24-CA-001004, pending in the Circuit Court in Lee County, Florida.
DATED this 05/22/2025

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
LEE COUNTY, FLORIDA
(SEAL) By: N. Wright Angad
Deputy Clerk

THE MANLEY LAW FIRM LLC
P. O. Box 165028
Columbus, OH 43216-5028
AMPS@manleydeas.com
23-019507_MM2
RNOS
May 30; June 6, 2025 25-01938L

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-CC-004939
CONDOMINIUMS AT BARLETTA ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MARIA EUGENIA SOISSA, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 05/08/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

UNIT 513, BUILDING 5, OF CONDOMINIUM III AT BARLETTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NO. 2005000069245, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION.
Commonly known as: 20020 Barletta Ln #513, Estero, FL 33928.

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 a.m. on June 12th, 2025.

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.

A copy of this notice shall be published in the Business Observer.

DATED this day of 05/23/2025,
Kevin C. Karnes
(SEAL) By: N. Wright Angad
Kevin C. Karnes, Clerk of Court
Leland Wilson, Esq-
leland@associationlegalservices.com, paralegal@associationlegalservices.com
12600 World Plaza Lane, #63,
Fort Myers, FL 33907
May 30; June 6, 2025 25-01943L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001834
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; ROGER HEATH, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; ALEX W. GARRETT, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL; WELLS FARGO BANK, N.A.; LEE COUNTY, FLORIDA; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

To the following Defendant(s):
HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922
ROGER HEATH, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922
ALEX W. GARRETT, AS INDEPENDENT TRUSTEE OF THE HABITAT INVESTMENTS TRUST A/K/A HABITAT INVESTMENTS TRUST, 10691 HABITAT TRAIL
Last Known Address
10691 HABITAT TRL
BOKEELIA, FL 33922

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 9, BLOCK C, THE NESTINGS OF PINE ISLAND, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE(S) 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 10691 HABITAT TRL, BOKEELIA, FL 33922
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST) file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 22nd day of May, 2025.

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

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (401) 262-2110
May 30; June 6, 2025 25-01931L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002080
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECIL M. STOFFREGEN, II A/K/A CECIL MONROE STOFFREGEN, II, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECIL M. STOFFREGEN, II A/K/A CECIL MONROE STOFFREGEN, II
2512 SW 23RD AVENUE, CAPE CORAL, FL 33914
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lots 25 & 26, Block 5903, Unit 92, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 25, Page(s) 26 thru 34, inclusive, in the Public Records of Lee County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22nd day of May, 2025.

KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K. Harris
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-01027
May 30; June 6, 2025 25-01930L

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP001570
IN RE: ESTATE OF MARY JOAN SMALL A/K/A MARY JO SMALL
Deceased.

The administration of the estate of NOTICE TO CREDITORS, deceased, whose date of death was October 6, 2024, File Number 2025-CP001570 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 name and address of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL 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: May 30, 2025.
Signed on 5/7/2025
Tiffany Elie,
Ancillary Personal Representative
KENNETH J. CLARKSON
Florida Bar No. 70718
Taft, Stettinius & Hollister, LLP
Attorney for Petitioner
27777 Franklin Road, Ste. 2500
Southfield, MI 48034
(248) 351-3000
Designation of Email address for service:
kclarkson@taftlaw.com
May 30; June 6, 2025 25-01971L

SECOND INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 36-2014-CA-052174
THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR3, Plaintiff, vs. CHARLES R. WAGNER AKA CHARLES E. WAGNER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 15, 2025, and entered in Case No. 36-2014-CA-052174 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR3 Mortgage Pass-Through Certificates Series 2006-AR3, is the Plaintiff and Charles Wagner, Sandra Wagner, Unknown Party #2, Unknown Party #1, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 12th day of June, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
SITUATED IN PINELAND, LEE COUNTY, STATE OF FLORIDA AND BEING DESCRIBED AS FOLLOWS:
GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST PINE ISLAND, LEE COUNTY, FLORIDA.
ALL OF GOVERNMENT LOT 3 IS A CONSERVATION EASEMENT EXCEPT FOR THE FOLLOWING:
A 40 FOOT ROADWAY BEING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE CORNER OF SAID GOVERNMENT LOT 3;

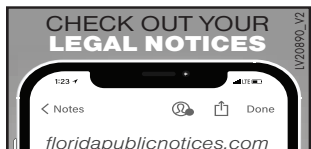
THENCE RUN S. 0 DEGREES 07 MINUTES 40 SECONDS W, ALONG THE EAST LINE OF SAID LOT 3 FOR 45.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE RUN S 40 DEGREES 45 MINUTES 57 SECONDS W. FOR 109.02 FEET; THENCE RUN S. 35 DEGREES 36 MINUTES 47 SECONDS W. FOR 119.77 FEET; THENCE RUN S. 2 DEGREES 25 MINUTES 55 SECONDS E. FOR 46.64 FEET TO REFERENCE POINT A BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.
ALSO EXCEPTING: A TRACT FOR BUILDING SITE DESCRIBED AS FOLLOWS:
BEGINNING AT REFERENCE POINT A DESCRIBED ABOVE; THENCE RUN S. 54 DEGREES 44 MINUTES 28 SECONDS E. FOR 46.88 FEET; THENCE RUN S 35 DEGREES 15 MINUTES 32 SECONDS W. FOR 60.68 FEET TO REFERENCE POINT B THENCE RUN S. 35 DEGREES 15 MINUTES 32 SECONDS W, FOR 52.32 FEET; THENCE RUN N. 54 DEGREES 44 MINUTES 28 SECONDS W, FOR 91.94 FEET; THENCE RUN N 35 DEGREES 15 MINUTES 32 SECONDS E. FOR 113.0 FEET; THENCE RUN S. 54 DEGREES 44 MINUTES 28 SECONDS E. FOR 45.03 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPTING: A TRACT FOR A BOARDWALK BEING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A REFERENCE POINT B DESCRIBED ABOVE; THENCE RUN S. 2 DEGREES 25 MINUTES 55 SECONDS E. FOR 54.18 FEET; THENCE RUN S 7 DEGREES 29 MINUTES 04 SECONDS W. FOR 123.19 FEET; THENCE RUN S. 3 SECONDS 18 MINUTES 02 SECONDS E. FOR 87.97 FEET; THENCE RUN S. 4 DEGREES 39 MINUTES 00 SECONDS W. FOR 36.00 FEET; THENCE RUN N. 88

DEGREES 45 MINUTES 45 SECONDS W. FOR 60.00 FEET THENCE RUN S. 18 DEGREES 48 MINUTES 04 SECONDS E. FOR 32.40 FEET; THENCE RUN S. 21 DEGREES 58 MINUTES 38 SECONDS E. FOR 18.71 FEET; THENCE RUN S 13 DEGREES 04 MINUTES 14 SECONDS E. FOR 19.95 FEET; THENCE RUN S 5 DEGREES 57 MINUTES 31 SECONDS W. FOR 27.66 FEET; THENCE RUN S. 33 DEGREES 52 MINUTES 15 SECONDS W. FOR 34.24 FEET; THENCE RUN S. 22 DEGREES 06 MINUTES 07 SECONDS FOR 9.90 FEET; THENCE RUN S. 18 DEGREES 06 MINUTES 11 SECONDS W. FOR 26.82 FEET; THENCE RUN S. 1 DEGREES 13 MINUTES 36 SECONDS W. FOR 21.16 FEET; THENCE RUN S. 32 DEGREES 50 MINUTES 38 SECONDS W. FOR 53.84 FEET; THENCE RUN S. 76 SECONDS 01 MINUTES 30 SECONDS E. FOR 31.06 FEET; THENCE 48 DEGREES 15 MINUTES 34 SECONDS E. FOR 30.33 FEET; THENCE RUN S. 42 DEGREES 15 MINUTES 22 SECONDS E. FOR 18.54 FEET; THENCE RUN S. 21 DEGREES 38 MINUTES 00 SECONDS E. FOR 44 FEET, MORE OR LESS TO THE WATERS OF PINE ISLAND SOUND AND THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.
A/K/A 7461 PINELAND RD, PINELAND, FL 33945

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
Dated in Lee County, Florida this day of 05/21/2025

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
CT - 14-162870
May 30; June 6, 2025 25-01932L



--- TAX DEEDS ---

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

Tax Deed #:2025000114
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-024828
Year of Issuance 2019 Description of Property LOT 48, BLOCK 2327A, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C1-02327.A480

Names in which assessed: RUBY KELLY
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01828L

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

Tax Deed #:2025000116
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-028022
Year of Issuance 2019 Description of Property LOT 3, BLOCK 2654A, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87-99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A030

Names in which assessed: ALMA STAHL, WARD STAHL
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01831L

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

Tax Deed #:2025000117
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-026358
Year of Issuance 2019 Description of Property LOT 40, BLOCK 2714A, UNIT 39, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C4-02714.A400

Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01829L

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

Tax Deed #:2025000107
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-028024
Year of Issuance 2019 Description of Property LOT 11, BLOCK 2654A, UNIT 38, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87-99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-44-23-C1-02654.A110

Names in which assessed: ESTATE OF JACK G YOUNG, ESTATE OF JACK L YOUNG, ESTATE OF JACK LINK YOUNG
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01832L

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

Tax Deed #:2025000118
NOTICE IS HEREBY GIVEN that INTACT RECOVERY LLC INTACT RECOVERY LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 18-031633
Year of Issuance 2018 Description of Property LOTS 12 AND 13, BLOCK 2003, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 14, PAGES 149 THROUGH 165, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-24-C1-02003.0120

Names in which assessed: RC CASEY 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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01825L

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

Tax Deed #:2024002555
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.

Certificate Number: 18-004262
Year of Issuance 2018 Description of Property LOT 8, BLOCK 43, UNIT 5, SECTION 11, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 60, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS AS DESC IN 2024000048276. Strap Number 11-44-26-05-00043.0080

Names in which assessed: FLORA LOPEZ, ISABEL LOPEZ
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01824L

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

Tax Deed #:2025000112
NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 20-041675
Year of Issuance 2020 Description of Property LOT 19, BLOCK E, CARVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 87 AND 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P2-0050E.0190

Names in which assessed: DAVID L YOUNG, JACQUELINE HAMILTON, LARRY FELTON, MAYBELLE JOHNSON, WILBERT FELTON
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01836L

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

Tax Deed #:2025000113
NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-028966
Year of Issuance 2019 Description of Property LOT 52, BLOCK 4185, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04185.0520

Names in which assessed: DARLINE J PIRMAN, DARLINE PIRMAN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01833L

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

Tax Deed #:2025000108
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-027654
Year of Issuance 2019 Description of Property LOT 36, BLOCK 2220, CAPE CORAL SUBDIVISION UNIT 33, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 40-61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY ABUTTING ON THE SOUTH BOUNDARY OF SAID LOT DESCRIBED IN INSTRUMENT NUMBER 2008000165570. Strap Number 32-43-24-C3-02220.0360

Names in which assessed: ESTATE OF JIM PILCHER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01830L

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

Tax Deed #:2025000106
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 19-024814
Year of Issuance 2019 Description of Property LOT 5, BLOCK 2327A, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112-130 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A050

Names in which assessed: C A ZANDER, CARL A ZANDER, CARL ZANDER
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01827L

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

Tax Deed #:2025000110
NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

Certificate Number: 20-009738
Year of Issuance 2020 Description of Property LOT 11, BLOCK 174, EAST PART UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 44, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-08-00174.0110

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 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01834L

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

Tax Deed #:2024002547
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.

Certificate Number: 19-004553
Year of Issuance 2019 Description of Property LOT 15, BLOCK 39, UNIT 4, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 13-44-26-99-04039.0150 AS DESC IN 2024000048276 Strap Number 13-44-26-04-00039.0150

Names in which assessed: EGYDIO ROMANENGHI, NORMA EDIT GIANNONI
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/15/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 23, 30; Jun. 6, 13, 2025
25-01826L

--- ACTIONS ---

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

CIVIL ACTION
Case No. 25-CA-002440
Judge: Michael T. McHugh
SABINE BURSTEIN, an individual, Plaintiff, v. THE UNKNOWN HEIRS OF KARL BURSTEIN, and all others claiming by, through or under KARL BURSTEIN, Defendants.

TO: THE UNKNOWN HEIRS OF KARL BURSTEIN
Last Known Addresses: Unknown
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

Lot 5, Block 15, Unit 12, COUNTRY CLUB ESTATES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF 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, Pages 104 through 115, Public Records of Lee County, Florida. Parcel ID: 34-44-27-L4-00015.0050

Address: 1418 Scenic Street, Lehigh Acres, FL 33936 (the "Property").
has been filed against you and you are required to serve a copy of your written defenses by the Lee County Clerk

of Court's scheduled default date of June 24, 2025 on Bradley W. Butcher, Plaintiff's attorney, whose address is 13515 Bell Tower Drive, Second Floor, Fort Myers, Florida 33907 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.

This notice shall be published once a week for four (4) consecutive weeks in the 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.

Dated this 15th day of May, 2025.
CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES
Lee County Clerk of Court (SEAL) By: K. Harris as Deputy Clerk

The Dorcy Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, Florida 33907
May 23, 30; Jun. 6, 13, 2025

25-01871L

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

Division: Civil
CAPE HOLDINGS ENTERPRISES, INC., a Florida corporation, Plaintiff(s), v. GRANTSG, LLC, et al., Defendant(s).

TO: GRANTSG, LLC, 9 Dairy Farm Road, #06-03, Singapore 679038, Republic of Singapore, OHAMMED SAAD M AL HARTHY, 8333 Tamarack Drive, Florence, KY 41042, ALLAN LEE, 385 County Road 218, Marengo, OH 43334, BRENDA L. LEE, 385 County Road 218, Marengo, OH 43334, INVESTMENT RETRIEVERS, INC., 950 Glenn Drive, Suite 160, Folsom, CA 95630, THERESA M. WILLIAMSON, 3277 Fox Chase Circle N #110, Palm Harbor, FL 34683, WILLIAM J. MOSHER, 1523 Aren Avenue, Clearwater, FL 34615, JAMES M. MOSHER, 10 Glen Road, San Anselmo, CA 94960, MICHAEL B. MOSHER, 217 E. Santa Barbara Road, Lindenhurst, NY 11757, EUGENE ROBINSON, JR., 16411 NW 37 th Court, Miami, Florida 33054, KRISHEL ANNE PANTON, 20110 NW 34 th Avenue, Opa Locka, FL 33056, JOHN GILPIN, Address Unknown, ROBERT R. MASTERS, 4035 Teak Circle, Naperville, IL 60564, EILEEN M. MASTERS, 4035 Teak Circle, Naperville, IL 60564, HUMBERTO O. ROMERO, 735 Ocean Avenue, #1E, Brooklyn, NY 11226, HELEN ZAISS, 5609 Hickory Stick, Burlington, IA 52601, JAYPAL REDDY SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, SMITHA SANGALA, 1176813 Gandhi Nagar Hyderabad, Andhra Pradesh AP 500 080 India, if alive, or if dead, whether active or inactive, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) in regards to the following described property in Lee County, Florida:

LOT 5, BLOCK 15, UNIT 3, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 4, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 2, BLOCK 32, UNIT 2, LEHIGH PARK, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 12, BLOCK 11, UNIT 2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, REPLAT OF SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 3, BLOCK 29, UNIT 5, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SECTION IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 26

EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 193, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 21, BLOCK 24, UNIT 5, REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK, NORTHWEST SECTION IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 193, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 14, BLOCK 6, UNIT 2, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. EAST 1/2 OF LOT 12, BLOCK 33, UNIT 9, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 9, BLOCK 2, UNIT 1, SECTION 16, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 161 THRU 176, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOT 9, BLOCK 31, UNIT 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOTS 5, BLOCK 5, UNIT 1, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, Bill McFarland, P.A., P.O. Box 151458, Cape Coral, Florida 33915, and file the original with the Clerk of the Circuit Court, Lee County, P.O. Box 310, Ft. Myers, FL 33902 on or before June 25, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint.

THIS NOTICE will be published four times, once each week for four consecutive weeks in a newspaper of general circulation published in Lee County, Florida.
Dated this 16th day of May, 2025.
KEVIN C. KARNES
Clerk of the Court (SEAL) By K. Harris Deputy Clerk

Bill McFarland
P.O. Box 151458
Cape Coral, Florida 33915
Fla. Bar No. 195103
May 23, 30; Jun. 6, 13, 2025

25-01882L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option
OR E-MAIL: legal@businessobserverfl.com