

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 July 27, 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.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534
Time: 09:45 AM
Sale to be held at www.storage treasures.com.

1012 - Gomez, Robert; 1014 - Torres, Xiomara; 1043 - Hernandez, Gabrielle; 1044 - Rodriguez, Olga; 1072 - Thornton, Desiree; 1080 - Glee, Naomi; 1100 - Harmon, Steve; 1183 - Adams, Andre; 1213 - Valentin, Karline; 1239 - hung, Yuri Alonso; 1253 - Criag, Lindsay C; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2054 - Kirker, Jacqueline; 2091 - guzman, arturo lorenzo; 2119 - Urgelles, Over; 2184 - Jr, Joseph Gutierrez; 2186 - Channell, Amanda; 2215 - estrada, Zoa; 2261 - barton, Christina; 2270 - Virella, Gamalier; 2275 - Alvarado, Maria; 2292 - Portes, Juan; 2298 - Rodriguez, Destiny; 3042 - Tira, Asheline; 3078 - Rarick, Shannley; 3091 - Perez, Joshue Sotero; 3099 - Paoletta, Ashley; 3108 - Ddj Calixte Calixte, Ernst; 3118 - Rodriguez, Joycette; 3127 - Jones, Alycia; 3128 - Lee, Angela; 3129 - Hathaway, Teresa; 3143 - toles, Spencer; 3221 - burdine, Katie; 3270 - Chai, Alfred; 3271 - garner, tarah

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447
Time: 10:00 AM
Sale to be held at www.storage treasures.com.

1024 - Allen, Jordan; 1025 - Novoa, Cesia; 1175 - Ruilova, Jesus; 1189 - Fritanga Nicaragiense Soza, Lilliam; 2057 - Benavides, Oscar; 2075 - Heater, Debra; 2084 - Owens, Trellany; 2186 - Lanier, kimberly; 2190 - Hernandez, Antavia; 2290 - JEAN, JEAN; 2313 - Charlery, Johan; 2321 - Pacheco, Carolina; 2360 - Cooper, Ian; 2392 - Hamm, Miriam

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.

July 11, 18, 2025 25-02490L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM
Sale to be held at www.storage treasures.com.

0004 - GANT, EDDIE; 0041 - Washington, Susana; 0065 - Carey, Adrian; 0102 - Ventura, Luis; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0137 - greco, Cheryl; 0174 - Craig, Sylvia; 0198 - Laureano, Gisela; 0207 - Rose-Swan, Pamela; 0313 - Robles, Elijah; 0330 - burke, clarence; 0387 - DeLisle, Tasha; 0389 - III, William Campos; 0426 - Lane, Stephanie; 0480 - Smith, Heather; 0483 - Seymore, John tearia; 0547 - Mcdonald, Dajon; 0610 - Matthews, Demetria; 0646 - Vinton, Yvonne; 0658 - Felix, Stephan; 0715 - Rutledge, Dajanique; 0754 - London, Diana; 0766 - Mitchell, Reuben; 0814 - Morales, Luis; 0877 - Shields, Marlon; 0888 - Veiga, Felipe; 0964 - Ward, Kiara; 0965 - Pacheco, Amy; 0984 - Courtney, Crystal; 1311 - gibbons, damoria; 1328 - Baulf, Dallas; 1453 - Robinson, Tasha; RV1160 - Rodriguez, Jose; RV1171 - Billips, Jason

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM
Sale to be held at www.storage treasures.com.

0029 - Drago, Jo Ann; 0046 - Edmonds, Ebron; 0105E - Taylor, Nicholas; 1007 - Ashe, Robert; 1168 - TONGE, SALOME; 2011G - Arseneau, Aaron; 3001G - Fraser, Justin; 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.storage treasures.com.

107 - Ziegler, Robin; 145 - Tobler, Devonte; 228 - johnson, Terri; 258 - Cardozo, Marco; 279 - Miller, Frank; 292 - Alexander, Patricia; 398 - Bordeaux, April; 924 - Dialba, Oscar

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM
Sale to be held at www.storage treasures.com.

A168 - Martin, Susquanna; A209 - Platt-Summersgill, Sheila; A224 - Platt-Summersgill, Sheila; A275 - Boyle, Brendan; B329 - Torres, Carmelo; B380 - Platt-Summersgill, Sheila; C418 - Hermance Jr., Robert; D514 - Platt-Summersgill, Sheila; D55276 - Fowler, Alexandra; D562 - Bustamante, Maria; E606 - Lazarus-Alvarez, Valentina; E625 - Ragsdale, April

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM
Sale to be held at www.storage treasures.com.

1098 - Haggerty, James; 1508 - Napier, Karen J; 2063 - Kern, Amanda; 2111 - Carter, Dustin; 3001 - Allen, Andrea; 3140 - Dill, Erin

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM
Sale to be held at www.storage treasures.com.

B005 - Dancer, Terry; B092 - Morfa, Ivon; C001 - Smith, Lawrence; D006 - Deltore, Junior; D029 - Mehler, Robert; D045 - Rosales, Gregory; E002 - Walker, Z'kyria; E006 - Pyles, Rebecca Rivera; E029 - Gonzalez, jony; E048 - samedifede, Jordine; F056 - Olibo, Jerry; F067 - Mcturner, Carmen; H008 - Brown, Michael; H043 - Reyes, Jordy; H061CLARK,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.storage treasures.com.

C048 - Smith, Donnie; C054 - Cyr, Pam; D094 - Screenguyz Cipoletta, Derek; D115 - Charles, Mylainsa; D129 - Wynn, Mychelle; D135 - Robinson, Katwila; E177 - IDELFONSO, Yania; E182 - Therasias, Woodolph; E186 - Gewant, Anne; F192 - Rojas, Leonardo; F197 - Sylvia, Craig; F219 - WALKER, NATHALIE; G230 - boyd, Rudolph; H281 - Vega, Ramsey; I326 - Amaya, Anthony; I351 - askew, William; J392 - Lajeune, Robird; K425 - Gleeson, Austin ; L002A - REYES, RAUL; L002C - turner, Brittney; L455 - Wells, Sara; M529 - Mansell, Tatum

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM
Sale to be held at www.storage treasures.com.

1033 - Gamble, Dennis; 1075 - Serrano, Fanelle; 1081 - Clayton, Brandi; 1108 - Deeds, Jeff; 111037 - Lyons, Paul; 112627 - Stich, Jamie; 1132 - Chaverri, Jonathon; 2111 - Morton, Patricia L; 2126 - Barnes, Dennis; 2153 - Watkins, Florence; 2192 - Hondares, Antonio; 2223 - Stich, Jamie; 2229 - Flournoy, Vetra; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3075 - Cantera, Fernando; 316465 - Stern, Aaron

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.

July 11, 18, 2025 25-02491L

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES,	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 305 Card Vault located at 17301 Stepping Stone Dr, in the County of Lee, in the City of Fort Myers, Florida 33967 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Lee Health Home Health, located at 12801 Westlinks Drive, Suite 102, in the city of Fort Myers, FL, 33913, in the County of Lee, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of OceanGrip located at 16255 Horizon Rd., in the County of Lee County in the City of North Fort Myers, Florida 33917 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Fort Myers, Florida, this 07th day of July, 2025.	OWNER: Lee Memorial Home Health, LLC	Dated at Lee, Florida, this Tuesday, July 08, 2025
Kevin Person		Miller OceanGrip, LLC
July 11, 2025	25-02493L	25-02513L

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.

FIRST INSERTION

LUCAYA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Lucaya Community Development District (“District”) will hold the following two public hearings and a regular meeting:

DATE: August 13, 2025
TIME: 9:30 a.m.
LOCATION: Lucaya Clubhouse
14506 Abaco Lakes Drive
Fort Myers, Florida 33908

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Garden Condo	116	0.65	\$1,237.25
Carriage Homes	80	0.85	\$1,453.21
Coach Homes	32	1.00	\$1,615.50
Villas	94	1.15	\$1,774.96

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

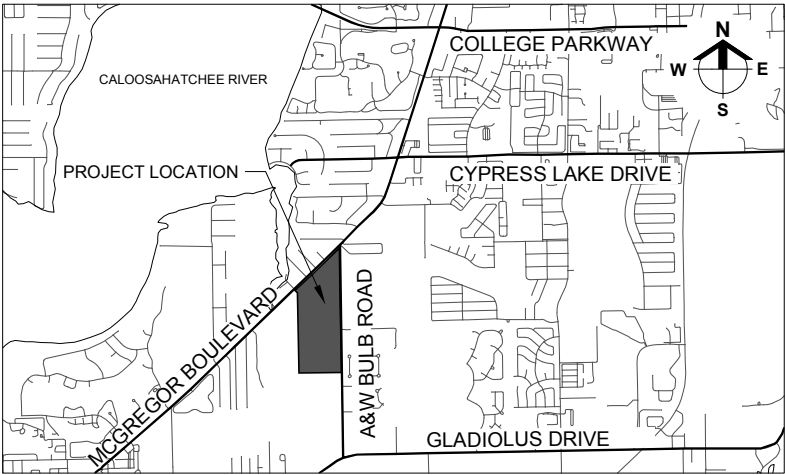
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 4648 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Amanda Ferguson
District Manager



July 11, 18, 2025 25-02489L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.:25-DR-4685
IN RE: THE MARRIAGE OF: FERNANDO GABRIEL GOZAINY
Petitioner, and- AURA LUCIA AHUMADA LLINAS Respondent.
TO: AURA LUCIA AHUMADA LLI-NAS (Respondent/Wife)
Last Known address: 6250 Key Biscayne Blvd, Fort Myers, FL 33908
YOU ARE NOTIFIED that an action regarding the Petition for Dissolution of Marriage has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner’s attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before August 4, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner’s attorney or immediately thereafter.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request.
You must keep the Clerk of the Circuit’s office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk’s office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or strike g of pleadings.
DATED this 25th day of June, 2025.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk
Jul. 11, 18, 25; Aug. 1, 2025
25-02498L

--- PUBLIC SALES ---

FIRST INSERTION

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the WildBlue Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 7, 2025
TIME:	10:00 a.m.
LOCATION:	Community Center (Card Room) 18721 WildBlue Boulevard Fort Myers, Florida 33913

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	673	1.0	\$1,210.36

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT (“ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Lee County (“**County**”) Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your

O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

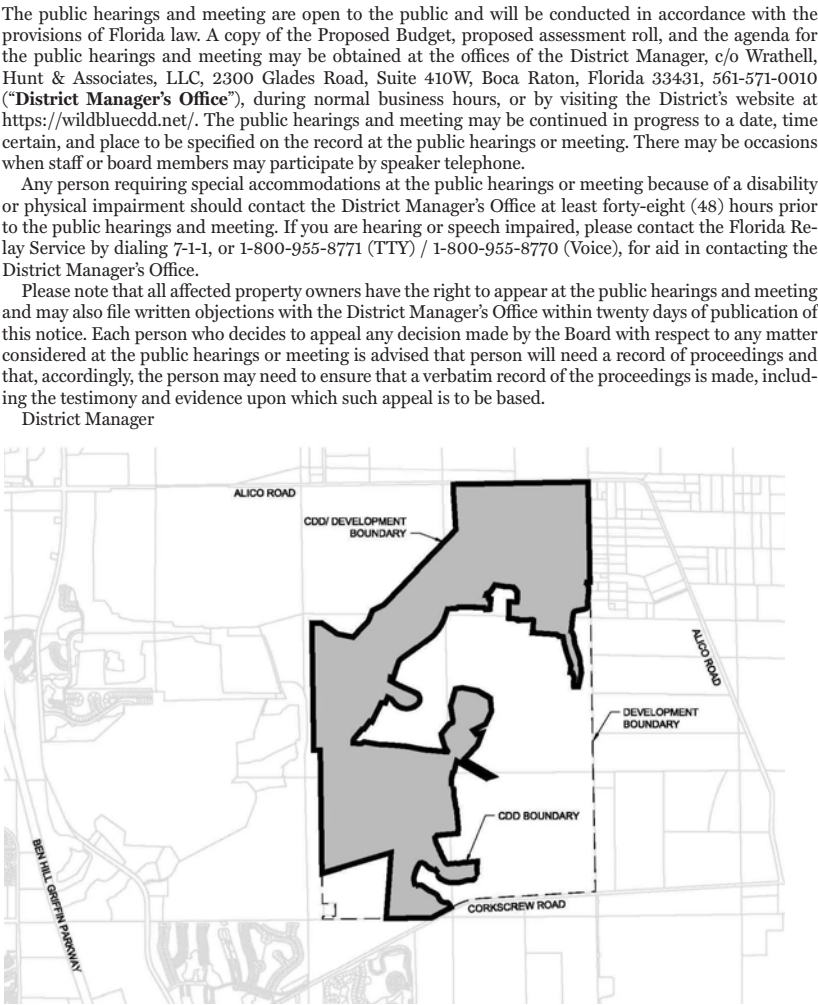
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://wildbluecdd.net/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 11, 202525-02520L

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 Sassy Faith Designs located at 3634 SW 6th Pl in the City of Cape Coral, Lee County, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2025.

Elizabethmary Blevins
July 11, 202525-02504L

FIRST INSERTION

Notice of Fictitious Name Registration

Notice is hereby given pursuant to Section 865.09, Florida Statutes, that ANNRIITA CHAPPELL ENTERPRIS-ES LLC,7205 Estero Blvd Suite F600, FORT MYERS BEACH, FL 33931, intends to register the fictitious name ‘COASTAL BREEZE’ with the Florida Division of Corporations and to engage in business under said name.

July 11, 202525-02487L

FIRST INSERTION

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 24th day of July 2025, at 10:00 A.M., on lockerfox.com. Said property has been stored and is located at: iStorage Fiddlesticks, 13701 Indian Paint Ln. Fort Myers, FL, 33912, Lee County,

The following:
Name: Amanda Matzke Unit # 1343
Contents: totes, fan, bag, small boxes
Purchases must be paid for at the time of purchase. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party.

July 11, 18, 202525-02492L

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 LOTUS THAI BISTRO located at 6611 ORION DR, UNIT 106 in the City of FT MYERS, Lee County, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of July, 2025.

LOTUS BISTRO LLC
GARY COSTLEY
July 11, 202525-02526L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001842
IN RE: ESTATE OF
ORMA JO KIEVIT
Deceased.

The administration of the Estate of Orma Jo Kievit, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative’s attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this Court 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 July 11, 2025.

Personal Representative:
Rex D. Rork
13153 N Boulevard St.
Vicksburg, Michigan 49097
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239-992) 0723
E-Mail:
csellers@richardsonsellers.com
July 11, 18, 202525-02501L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Lee COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3599
IN RE: ESTATE OF
Joseph P. Rotino, Sr
Deceased.

The administration of the estate of Joseph P. Rotino, Sr, deceased, whose date of death was October 1st, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Attn: Probate, P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 11th, 2025

Personal Representative:
John Rotino, Jr
12241 Transit Line Rd
Springville, NY 14141
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
July 11, 18, 202525-02494L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1040
Division Probate
IN RE: ESTATE OF
JOHANN SCHARL
Deceased.

The administration of the estate of JOHANN SCHARL, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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 July 11, 2025.

Walter Scharl
Personal Representative
Darrin R. Schutt, Esq.
Attorney for Personal Representative
Florida Bar Number: 886830
12601 New Brittany Boulevard
Fort Myers, Florida 33907
Telephone: (239) 540-7007
Fax: (239) 791-1080
E-Mail: darrin.schutt@schuttllaw.com
Secondary E-Mail:
briaana@schuttllaw.com
July 11, 18, 202525-02521L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002023
Division: Probate
IN RE: ESTATE OF
BONNIE L. GIBBENS,
Deceased.

The administration of the Estate of Bonnie L. Gibbens, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative’s attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 July 11, 2025.

Personal Representative:
Kevin M. Gibbens
17843 W. Evans Dr.
Surprise, AZ 85388
Attorney for Personal Representative:
Aglæ S. Van den Bergh
Attorney for Personal Representative
Florida Bar Number: 1031166
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail: aglaev@trustska.com
July 11, 18, 202525-02502L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001595
Division PROBATE
IN RE: ESTATE OF RUTH ANN SOMMERS,
Deceased

The administration of the estate of RUTH ANN SOMMERS, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 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.

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
CINDY BOGNAR
660 May Street
Elgin, Illinois 60120
Attorney for Personal Representative:
Thomas C. Walser, Esq.
E-mail Addresses:
info@walserlaw.com,
twalser@walserlaw.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N. Federal Highway, Suite 108-D
Boca Raton, Florida 33431
Telephone: (561) 750-1040
July 11, 18, 202525-02486L

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
- Simply email your notice to legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-001835
IN RE: THE ESTATE OF THOMAS ALFRED FOCA.
deceased

The administration of the Estate of THOMAS ALFRED FOCA, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Carleen Menist
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
July 11, 18, 202525-02496L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Lee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP 002060
IN RE: ESTATE OF Cynthia Lee Benderson
Deceased.

The administration of the estate of Cynthia Lee Benderson, deceased, whose date of death was January 15th, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 July 11, 2025.

/s/ Brett Benderson
P.O. Address: 28 Brynstone Court, Buffalo, NY 14228
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
July 11, 18, 202525-02522L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-01536
IN RE: ESTATE OF Neil T. Nierowicz,
Deceased.

The administration of the estate of Neil T. Nierowicz, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 the first publication of this notice is July 11, 2025.

Personal Representative:
Eileen L. Huff,
21568 Berwhich Run,
Estero, FL 33928
Telephone: 908-380-1062.
Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way, Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com
July 11, 18, 202525-02497L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1646
Division Probate
IN RE: ESTATE OF JOSEPH R. AMATO A/K/A JOSEPH RALPH AMATO
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joseph R. Amato a/k/a Joseph Ralph Amato, deceased, File Number 25-CP-001646, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was March 1, 2025; that the total value of the estate is \$8, 614.14 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Debra A. Gabriele and Larry Amato, co-Trustees of the Joseph R. Amato 2022 Irrevocable Trust
174 Hall Street
Raynham, MA 02767
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 11, 2025.

Personal Giving Notice:
Debra A. Gabriele
174 Hall Street
Raynham, Massachusetts 02767
Attorney for Person Giving Notice:
/s/ Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seagot Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
July 11, 18, 202525-02511L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CP-001896
IN RE: The Estate of Daisy Gordon,
Deceased.

The administration of the estate of Daisy Gordon, deceased, whose date of death was May 15, 2025, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 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 July 11, 2025.

Personal Representative:
Joseph Leon Wise
Attorney for Personal Representative,
Joseph Leon Wise:
ALLAN T. GRIFFITH P.A.
2100 McGregor Boulevard
Fort Myers, FL 33901
(239) 334-9199
allan@allantgriffith.com
Allan T. Griffith, Esquire
Florida Bar #173669
July 11, 18, 202525-02495L

FIRST INSERTION

NOTICE OF LIEN FORECLOSURE SALE
IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 24-CC-006932
Judge: Kimberly Davis Bocelli
EDISON CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, v. THE UNKNOWN HEIRS OF THOMAS M. KRETSCHMAR and all others claiming by, through or under THOMAS M. KRETSCHMAR, Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Lien Foreclosure – Count I entered in Case No. 2024-CC-6932 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where EDISON CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and where THE UNKNOWN HEIRS OF THOMAS M. KRETSCHMAR and all others claiming by, through or under THOMAS M. KRETSCHMAR are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the July 31, 2025, the following described property in accordance with the Summary Final Judgment in Foreclosure:

Apartment #205, Edison Apartments, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 715, page 872, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.
Parcel ID: 13-44-24-P3-0090A.2050
Address: 2544 First Street #205 Fort Myers, FL 33901.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated this 07/02/2025.
CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES
Lee County Clerk of Court (SEAL) By: T Mann
as Deputy Clerk

The Dorcye Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, FL 33907
July 11, 18, 202525-02478L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-000773
Division: P(7)
IN RE: ESTATE OF CAROL M. GOSSETT,
Deceased.

The administration of the estate of CAROL M. GOSSETT, deceased, whose date of death was June 26, 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 20, 2025.

Personal Representative:
Erinn Elizabeth Stark c/o PBYA
200 S. Andrews Ave., Suite 600
Ft. Lauderdale, FL 33301-
Attorney for Personal Representative:
Edward T. Yevoli, Esq.
Florida Bar No. 395201
Perlman, Bajandas, Yevoli & Albright, P.L.
200 South Andrews Avenue, Suite 600
Fort Lauderdale, Florida 33301
Telephone: (954) 566-7117
Email: eyevoli@pbyalaw.com
eservicefl@pbyalaw.com
July 11, 18, 202525-02485L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-1957
IN RE: ESTATE OF JUAN CARLOS MORALES a/k/a JUAN MORALES,
Deceased.

The administration of the estate of Juan Carlos Morales a/k/a Juan Morales, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 11, 2025.

Ramona Odalis Piloto
Personal Representative
500 Lincoln Blvd
Lehigh Acres, FL 33936
Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
July 11, 18, 202525-02503L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1802
Division Probate
IN RE: ESTATE OF LEONARD WILLIAM ANDERSON
Deceased.

The administration of the estate of Leonard William Anderson, deceased, whose date of death was April 4, 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 July 11, 2025.

Personal Representative:
Debra Anderson
238 SW 43rd Terrace
Cape Coral, Florida 33914
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
July 11, 18, 202525-02512L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001839
Division PROBATE
IN RE: ESTATE OF W.S. WAINSCOTT
Deceased.

The administration of the estate of W.S. Wainscott, deceased, whose date of death was October 16, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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-001841
IN RE: ESTATE OF JOHN J. VESBACH
Deceased.

The administration of the estate of John J. Vesbach, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 July 11, 2025.

Personal Representative:
Noel D. Kohr
Trust Officer at Edward Jones Trust Company
Post Office Box 66916
St. Louis, Missouri 63166
Attorney for Personal Representative:
Heidi M. Brown, Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
July 11, 18, 202525-02508L

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.

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ACTIONS / SALES

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-002136 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. ZACHARY L. MACLEAN, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on August 7, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit: Lot(s) 55 and 56, Block 13, UNITS 1 THRU 5 REPLAT OF RESUBDIVISION OF BLOCK B, BUCKINGHAM PARK – NORTHWEST SECTION IN SECTION 16, TWP. 44S, RGE. 26E., according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 185 through 193, of the Public Records of Lee County, Florida. Property Address: 6400 Maytree Circle, Fort Myers, FL 33905 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this 2 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com July 11, 18, 202525-02482L
FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002738 IN RE: FORFEITURE OF \$69,985.00 US CURRENCY TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$69,985.00 U.S. CURRENCY be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE. You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$69,985.00 U.S. CURRENCY. You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOOMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Dated this 03 day of July, 2025. Kevin C. Karnes Clerk of Court (SEAL) By: K Shoap Deputy Clerk Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: /s/ Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 July 11, 18, 202525-02479L

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-006704 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. CHRISTOPHER C. LAJOIE A/K/A CHRISTOPHER CHARLES LAJOIE; ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of July, 2025, and entered in Case No. 24-CA-006704, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHRISTOPHER C. LAJOIE A/K/A CHRISTOPHER CHARLES LAJOIE, is defendant. 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 31st day of July, 2025, the following described property as set forth in said Final Judgment, to wit: Lots 20 and 21, Block 899, Unit 25, Cape Coral Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 90 through 100, 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 7 day of July, 2025. Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: T. Mann 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 24FL373-0432 July 11, 18, 202525-02505L
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 7 day of August, 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 07/08/2025, Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N. Wright Angad McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-09956FL July 11, 18, 202525-02519L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-001383 TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. LISA ANN HOLTON; UNKNOWN SPOUSE OF LISA ANN HOLTON; UNKNOWN SPOUSE OF CHRISTOPHER PETER INGENITO; CHRISTOPHER PETER INGENITO; 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 31 day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 52 AND 53, BLOCK 191, UNIT 16, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 50, PAGES 370 THROUGH 377, 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 pursuant to an Order dated June 23, 2025 entered 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, Plaintiff 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 bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on August 28, 2025 the following described prop-
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001290 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GEORGE TOTOREANU, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 25-CA-001290 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and GEORGE TOTOREANU are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com , at 09:00 AM, on August 07, 2025, the following described property as set forth in said Final Judgment, to wit: A TRACT OR PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 46 SOUTH, RANG 24 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 52, CASE'S SUBDIVISION, ORIGINALLY RECORDED IN PLAT BOOK 1, PAGE 58 AND AS CORRECTED ON PAGE 300 TO 304 OF DEED BOOK 131, LEE COUNTY RECORDS, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ESTERO BLVD., THENCE RUN NORTHEAST-

INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA. PROPERTY ADDRESS: 8429 CORAL DR, FT MYERS, FL 33912 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 2nd day of July, 2025. KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T. Mann 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 24-01848 July 11, 18, 202525-02474L
FIRST INSERTION
erty as set forth in said Final Judgment, to-wit: LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVISION, 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 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. 07/08/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T. Mann 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 July 11, 18, 202525-02507L
FIRST INSERTION
ERLY ALONG THE SOUTH-EASTERLY LINE OF SAID LOT 52 A DISTANCE OF 1040 FEET TO THE POINT OF BEGINNING, THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN NORTHWESTERLY 97.06 FEET TO THE SOUTH-EASTERLY RIGHT-OF-WAY LINE OF A 50 FOOT ROADWAY; THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN SOUTHWESTERLY 80 FEET; THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN SOUTHEASTERLY 97.06 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 52, THENCE DEFLECT 90 DEGREES TO THE LEFT AND RUN NORTHEASTERLY 80 FEET TO THE POINT OF BEGINNING. A/K/A LOT 13, BLOCK "B" OF ANDRE-MAR SUBDIVISION. Property Address: 126 ANDRE MAR DR, FORT MYERS BEACH, FL 33931 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 3 day of July, 2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: T. Mann As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 25-274594 - Mam July 11, 18, 202525-02500L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA 23-CA-005514 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS. TRENT SEGUIN A/K/A TRENT L. SEGUIN; CHRISTINE SEGUIN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR THE CIT GROUP/ CONSUMER FINANCE, INC.; GOODLEAP, LLC; ALLSTATE CONSTRUCTION ROOFING, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 7, 2025 in Civil Case No. 23-CA-005514, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and TRENT SEGUIN A/K/A TRENT L. SEGUIN; CHRISTINE SEGUIN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING
FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-005057 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-3 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, vs. JACQUES NAPOLEON; DENICE NAPOLEON; BARBARA TAYLOR-EVARISTE; GETHRO EVARISTE; HSBC FINANCE CORPORATION S/B/M HSBC MORTAGAGE SERVICES, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated March 10, 2025 and an Agreed Order Canceling and Rescheduling Foreclosure Sale dated July 6, 2025, entered in Civil Case No.: 24-CA-005057 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-3 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, and BARBARA TAYLOR-EVARISTE; GETHRO EVARISTE; HSBC FINANCE
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-001538 PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v. CHRISTOPHER S. TURCO, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on August 14, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit: Building No. 12342, Unit 3, PARKWOODS VII, being more particularly described as follows: From the Northwest corner of the East half of the Northwest Quarter of Section 14, Township 45 South, Range 24 East, run South 01 degrees 11 minutes 36 seconds East along the West line of said East half for 1,269.22 feet; thence run North 88 degrees 48 minutes 24 seconds East for 215.76 feet; thence run South 01 degrees 11 minutes 36 seconds East for 85.83 feet to the Point of Beginning. From said Point of Beginning, run South 88 degrees 48 minutes 24 seconds West for 31.00 feet, thence run South 01 degrees 11 minutes 36 seconds East for 36.33 feet; thence run North 88 degrees 48 minutes 24 seconds East for 31.00 feet; thence run North 01 degrees 11 minutes 36 seconds West for 36.33 feet to the Point of Beginning. Bearings are from the plat of PINE MANOR, Unit 6, as recorded in Plat Book 12, Page 82, of the Public Records of Lee County, Florida. Property Address: 12342 Woodrose Court #3, Fort Myers, FL 33907 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this 7 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T. Mann DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com July 11, 18, 202525-02499L

SOLELY AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC.; GOODLEAP, LLC; UNKNOWN TENANT #1 N/K/A AUSTIN SEGUIN are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 21, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT(S) 41 & 42, BLOCK 1496, UNIT 17, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 23 TO 38, INCLUSIVE, IN 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. WITNESS my hand and the seal of the court on 07/08/2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Wright Angad Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1133-2943B July 11, 18, 202525-02523L
CORPORATION S/B/M HSBC MORTAGAGE SERVICES, INC., are Defendants. I will sell to the highest bidder for cash, at www.lee.realforeclose.com , at 9:00 AM, on the 11th day of September, 2025, the following described real property as set forth in said Judgment, to wit: LOTS 34 AND 35, BLOCK 1544, UNIT 17, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 3 TO 5, 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 07/08/2025. KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: T. Mann 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 23-50923 July 11, 18, 202525-02515L

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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 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 24th day of July, 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. 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 07/07/2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) BY: T. Mann Deputy Clerk	RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-012644 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST, Plaintiff, vs. RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 30, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on August 7, 2025, the following described property as set forth in said Final Judgment, to wit: CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. DATED this 8 day of July, 2025. KEVIN C. KARNES As Clerk of said Court (SEAL) By T. Mann As Deputy Clerk	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001563 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3, Plaintiff, vs. JEFFREY MICHAEL THOMAS A/K/A JEFFREY THOMAS; UNKNOWN SPOUSE OF JEFFREY MICHAEL THOMAS A/K/A JEFFREY THOMAS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated July 7, 2025, entered in Civil Case No.: 25-CA-001563 of the Circuit Court of the Twentieth 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 JEFFREY MICHAEL THOMAS A/K/A JEFFREY THOMAS, is Defendant. I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 7th day of August, 2025, the following described real property as set forth in said Judgment, to wit: LOTS 20 AND 21, BLOCK 6133, CAPE CORAL, UNIT 98, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 107, 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 07/08/2025. KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: T. Mann Deputy Clerk	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 09 day of October, 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 07/08/2025. KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N. Wright Angad Deputy Clerk	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-002861 PHH MORTGAGE CORPORATION, Plaintiff, VS. GERALDINE O'BRIEN-OBORNE; PAUL W. BRAHNEY, JR.; MICHAEL BRAHNEY; KARIN BRAHNEY; E. CHRISTINE BRAHNEY SHAPIRO; E. PATRICIA BRAHNEY JONES; MARY JO BRAHNEY BYRD; STEPHEN BRAHNEY; THOMAS BRAHNEY; REGINA WAGNER; JEFFREY JONES; BONA BAME A/K/A BONA JONES; JACKSON BRAHNEY C/O THOMAS BRAHNEY; ADDISON BRAHNEY C/O THOMAS BRAHNEY; HANNA BRAHNEY C/O STEPHEN BRAHNEY; UNKNOWN SPOUSE OF E. CHRISTINE BRAHNEY SHAPIRO; UNKNOWN SPOUSE OF MARY JO BRAHNEY BYRD N/K/A STEVEN JONES; UNKNOWN SPOUSE OF MARY JO BRAHNEY BYRD; UNKNOWN SPOUSE OF STEPHEN BRAHNEY N/K/A KRISTINA BRAHNEY; UNKNOWN SPOUSE OF BONA BAME A/K/A BONA JONES N/K/A TRAYLOR BAME; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRISTOL BAY III OF LEGENDS CONDOMINIUM ASSOCIATION, INC.; LEGENDS GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC.; Defendants(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 16, 2025 in Civil Case No. 24-CA-002861, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and GERALDINE O'BRIEN-OBORNE; PAUL W. BRAHNEY, JR.; MICHAEL BRAHNEY; KARIN BRAHNEY; E. CHRISTINE BRAHNEY SHAPIRO; E. PATRICIA BRAHNEY JONES; MARY JO BRAHNEY BYRD; STEPHEN BRAHNEY; THOMAS BRAHNEY; REGINA WAGNER; JEFFREY
				JONES; BONA BAME A/K/A BONA JONES; JACKSON BRAHNEY C/O THOMAS BRAHNEY; ADDISON BRAHNEY C/O THOMAS BRAHNEY; HANNA BRAHNEY C/O STEPHEN BRAHNEY; UNKNOWN SPOUSE OF E. CHRISTINE BRAHNEY SHAPIRO; UNKNOWN SPOUSE OF E. PATRICIA BRAHNEY JONES N/K/A STEVEN JONES; UNKNOWN SPOUSE OF MARY JO BRAHNEY BYRD N/K/A STEVEN JONES; UNKNOWN SPOUSE OF STEPHEN BRAHNEY N/K/A KRISTINA BRAHNEY; UNKNOWN SPOUSE OF BONA BAME A/K/A BONA JONES N/K/A TRAYLOR BAME; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRISTOL BAY III OF LEGENDS CONDOMINIUM ASSOCIATION, INC.; LEGENDS GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC.; are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 14, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: UNIT 205 BUILDING 4, OF BRISTOL BAY III OF LEGENDS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3769 AT PAGE 3874 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. WITNESS my hand and the seal of the court on 07/08/2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) N. Wright Angad Deputy Clerk
				ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1149B July 11, 18, 2025 25-02516L

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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-001272 FIFTH THIRD BANK, N.A., Plaintiff, vs. JANINE HINES, et al., Defendant. To: JANINE HINES, 1040 HANCOCK CREEK SOUTH BLVD UNIT 201, CAPE CORAL, FL 33909 UNKNOWN SPOUSE OF JANINE HINES, 1040 HANCOCK CREEK SOUTH BLVD UNIT 201, CAPE COR-	AL, FL 33909 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 201, BUILDING J, OF PINE KEY CONDOMINIUM RESORT, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000088522, AND ALL SUBSEQUENT AMEND-	MENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE 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, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.	WITNESS my hand and seal of said Court on the 03 day of July, 2025. Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: K. Shoap 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 25-1125FL July 11, 18, 2025 25-02480L
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE No. 25-CA-002072 PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. TODD LEIGH JOHNSON, ET AL. DEFENDANT(S). To: TODD LEIGH JOHNSON RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5640 Fox-lake Dr, North Fort Myers, FL 33917 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Lee County, Florida: A Tract or Parcel of land situated in the State of Florida, County of Lee, being a part of Section 36, Township 43 South, Range 24 East, and further bounded and described as follows:	Starting at the Southwest corner of the Southeast One Quarter of said Section 36; thence South 89 degrees 21 minutes 53 seconds East along the Southerly line of said Section 36 for 1053.76 feet, thence North 00 degrees 38 minutes 07 seconds East for 886.39 feet to the Northwest corner of Foxmoor II Condominium as recorded in Official Records Book 1344 at Pages 1649 through 1694 of the Public Records of Lee County, Florida, being on a curve concave to the West having a radius of 570.00 feet; and to which point a radial line bears South 85 degrees 59 minutes 58 seconds East, said curve being the Easterly right of way line of New Post Road 100.00 feet; wide as recorded in Official Records Book 1129 at Page 1687 of the Public Records of Lee County, Florida; thence	South 85 degrees 59 minutes 58 seconds East along a prolongation of said radial line for 74.33 feet; thence North 04 degrees 00 minutes 02 seconds East for 72.83 feet to the center Point of Building #3 and the Principal Place of Beginning of the herein described Unit D; thence South 85 degrees 59 minutes 58 seconds East for 45.50 feet; thence North 04 degrees 00 minutes 02 seconds East for 32.83 feet; thence North 85 degrees 59 minutes 58 seconds West for 45.50 feet; thence South 04 degrees 00 minutes 02 seconds West for 32.83 feet to the Principal Place of Beginning. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite	600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: 07/03/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 25-000155/25-CA-002072/PennyMac July 11, 18, 2025 25-02483L

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-CA-002150
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, TRUSTEES, AND ALL
OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF NORMAN L.
WILLIAMS, DECEASED;
PAULA ANNETTE STEWART,
AS POTENTIAL HEIR OF
THE ESTATE OF NORMAN L.
WILLIAMS; NADINE WILLIAMS;
UNKNOWN SPOUSE OF NADINE
WILLIAMS; HEATHERWOOD
LAKES PROPERTY
ASSOCIATION, INC.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
UNKNOWN HEIRS, CREDITORS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF NORMAN L. WILLIAMS,
DECEASED (RESIDENCE UNKNOWN)
UNKNOWN SPOUSE OF NADINE WILLIAMS
(RESIDENCE UNKNOWN)

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

LOT 37, BLOCK 7015, HEATHERWOOD LAKES,
ACCORDING TO THE MAP OF PLAT
THEREOF RECORDED IN
PLAT BOOK 77, PAGES 20
THROUGH 25, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

a/k/a 2073 Cape Heather Cir,
Cape Coral, FL 33991

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 Lauderdale, FL 33324
within thirty (30) days after the first publication
of this Notice in Business Observer and file the
original with the Clerk of this Court either before
service on Plaintiff's attorney or immediately
thereafter; otherwise a default will be entered
against you for the relief demanded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2.065.

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

WITNESS my hand and the seal of
this Court this 1 day of July, 2025.

Kevin C Karnes
As Clerk of the Court
(SEAL) By N Wright Angard
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
July 11, 18, 2025 25-02488L

FIRST INSERTION

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

CASE NO.: 25-CA-002121
BROOKLEIGH LLC,
Plaintiff, v.
ESTATE OF MILDRED M.
LORENZ, HEIRS OF MILDRED M.
LORENZ and REGIS LORENZ,
Defendant.
TO: ESTATE OF MILDRED M. LORENZ
620 COLLEGE AVENUE
PITTSBURGH 32, PA
HEIRS OF MILDRED M. LORENZ
620 COLLEGE AVENUE
PITTSBURGH 32, PA
REGIS LORENZ
1509 CLAYTON AVENUE
LEHIGH ACRES, FL 33972

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 17, BLOCK 47, UNIT 12,
SECTION 16, TOWNSHIP 44 SOUTH,
RANGE 27 EAST, LEHIGH ACRES,
ACCORDING TO THE MAP OR PLAT
THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF THE
CIRCUIT COURT, RECORDED IN
PLAT BOOK 15, PAGE 18 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 August 12, 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 03 day of July, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K. Shoap
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
July 11, 18, 25; Aug. 1, 2025

25-02484L

FIRST INSERTION

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

CASE NO. 25-CA-002173
SECURITY CAPITAL VENTURES,
LLC CASE a Florida limited liability
company,
Plaintiff, vs.
HF REALESTATE, LLC and
ROBERT A. HULL,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to a Default Final Judgment of Mortgage
Foreclosure against Defendant,
HF REALESTATE, LLC, filed July 7,
2025 and entered in Case No. 25-CA-
002173, of the Circuit Court of the 20th
Judicial Circuit in and for LEE County,
Florida, wherein SECURITY CAPITAL
VENTURES, LLC is Plaintiff and HF
REALESTATE, LLC and ROBERT A.
HULL 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 August 7, 2025, the
following described property as set
forth in said Default Final Judgment,
to wit:

The South 1/2 of the Northwest
1/4 of the Northeast 1/4 of the
Southeast 1/4, less the Easterly
30 feet thereof, and the North
1/2 of the Southwest 1/4 of the
Northeast 1/4 of the Southeast
1/4, less the Easterly 30 feet
thereof, together with an easement
for right-of-way over the South
30 feet of the East 1/2 of the
North 3/4 of the Northeast 1/4
of the Southeast 1/4, all in
Section 15, Township 43 South,
Range 25 East, Lee County
Florida.
(commonly known as: 18331-335
Durrance Road, Fort Myers, FL
33917)

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens must file a claim before the
Clerk reports the surplus as unclaimed.
Dated 07/08/2025

KEVIN C. KARNES
Clerk of the Circuit Court &
Comptroller
(SEAL) By: N. Wright Angad
As Deputy Clerk

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive
Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
July 11, 18, 2025 25-02517L

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

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

CASE NO.: 25-CA-002775
ROUNDPOINT MORTGAGE
SERVICING LLC,
Plaintiff, vs.

MARK A. ERNST; et al.,
Defendants.
TO: MARK A. ERNST, 900 NW
EMBERS TER CAPE CORAL, FL 33993
LORIE MARIE ERNST, 900 NW
EMBERS TER CAPE CORAL, FL 33993

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

LOTS 56 AND 57, BLOCK
3646, CAPE CORAL UNIT 48,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 17, PAGE 135, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
Also known as 900 NW
EMBERS TER, CAPE CORAL, FL
33993 (the "Property").

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtulla,
LLP, the plaintiff's attorney, whose
address is 6801 Lake Worth Road, Suite
100E, Greenacres, FL 33467, within 30
days from first date of publication, and
file the original with the clerk of this
court either before service on the
plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief
demanded in the complaint or petition.
DATED on July 03, 2025.

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

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 11, 18, 2025 25-02481L

FIRST INSERTION

NOTICE OF CIVIL ACTION
WITHOUT MAILING
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR LEE
COUNTY, FLORIDA
CASE: 25-CA-2712

CARLOS AUGUSTO CAMACHO
SUAREZ
Plaintiff, vs.
JEAN PIERRE DOLLBERG
Defendants.

YOU ARE HEREBY NOTIFIED that
an action involving the:

COMPLAINT TO QUIET TITLE
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Donald
Isaac, Esquire, Law Offices of Donald
Isaac, Esq., LLC, Attorney for Petitioner,
whose address is 5237 Summerlin
Commons Blvd., Suite 310, Fort
Myers, FL 33907, on or before August
12, 2025 and file the original with the
Clerk of this Court either before service
on Petitioner's attorney or immediately
thereafter, otherwise a Default will be
entered against you for the relief
demanded in the Complaint.

WITNESS my hand and seal of this
Court on July 03, 2025.

Kevin C. Karnes
Clerk of Courts
(SEAL) By: K. Shoap
Deputy Clerk

Donald Isaac, Esquire,
Law Offices of Donald Isaac, Esq., LLC,
Attorney for Petitioner,
5237 Summerlin Commons Blvd.,
Suite 310,
Fort Myers, FL 33907
Phone No. 239-275-2200
Email: disaac@donaldisaaclaw.com
July 11, 18, 25; Aug. 1, 2025

25-02475L

FIRST INSERTION

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

CASE: 25-CA-2741
CARLOS AUGUSTO CAMACHO
SUAREZ

Plaintiff, vs.
HENDRIK DE GROOT
Defendants.

YOU ARE HEREBY NOTIFIED that
an action involving the:

COMPLAINT TO QUIET TITLE
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Donald
Isaac, Esquire, Law Offices of Donald
Isaac, Esq., LLC, Attorney for Petitioner,
whose address is 5237 Summerlin
Commons Blvd., Suite 310, Fort
Myers, FL 33907, on or before August
12, 2025 and file the original with the
Clerk of this Court either before service
on Petitioner's attorney or immediately
thereafter, otherwise a Default will be
entered against you for the relief
demanded in the Complaint.

WITNESS my hand and seal of this
Court on July 03, 2025.

Kevin C. Karnes
Clerk of Courts
(SEAL) By: K. Shoap
Deputy Clerk

Donald Isaac, Esquire,
Law Offices of Donald Isaac, Esq., LLC,
Attorney for Petitioner,
5237 Summerlin Commons Blvd.,
Suite 310,
Fort Myers, FL 33907
July 11, 18, 25; Aug. 1, 2025

25-02476L

FIRST INSERTION

NOTICE OF CIVIL ACTION
WITHOUT MAILING
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR LEE
COUNTY, FLORIDA

CASE NO.: 25-CA-000242
OSCAR M CAMACHO GARCIA
Plaintiff, vs.
GEORGIA E. GARTLAND
Defendants.

YOU ARE HEREBY NOTIFIED that
an action involving the:

COMPLAINT TO QUIET TITLE
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Donald
Isaac, Esquire, Law Offices of Donald
Isaac, Esq., LLC, Attorney for Petitioner,
whose address is 5237 Summerlin
Commons Blvd., Suite 310, Fort
Myers, FL 33907, on or before August
12, 2025 and file the original with the
Clerk of this Court either before service
on Petitioner's attorney or immediately
thereafter, otherwise a Default will be
entered against you for the relief
demanded in the Complaint.

WITNESS my hand and seal of this
Court on July 03, 2025.

Kevin C. Karnes
Clerk of Courts
(SEAL) By: K. Shoap
Deputy Clerk

Donald Isaac, Esquire,
Law Offices of Donald Isaac, Esq., LLC,
Attorney for Petitioner,
5237 Summerlin Commons Blvd.,
Suite 310,
Fort Myers, FL 33907
Phone No. 239-275-2200
Email: disaac@donaldisaaclaw.com
July 11, 18, 25; Aug. 1, 2025

25-02477L



SAVED



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

11/20/2025 1:20

Q&A

How much do legal notices cost?

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

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

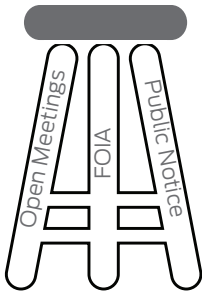
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

11/22/27 1:14

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

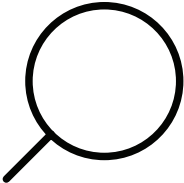


Citizens continue to learn about vital civic matters from newspaper notices.

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

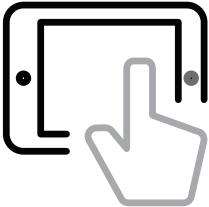
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: AJAVIA T. MURPHY
Case: CD202502765/D 3327768

An Administraive Complaint to re-voke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Seclons 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this maaer will be waived and the Department will dispose of this cause in accordance with law.

July 4, 11, 18, 25, 202525-02467L

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. July 24, 2025 at 11:45AM.**

Derick Sherrill

Holiday decorations, TV, computer monitor, plastic shelving, totes, boxes, lamp, chair, filing cabinet

The auction will be listed and advertised on www.storage treasures.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.

July 4, 11, 202525-02420L

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 3300 Chiquita Blvd S, Cape Coral, FL, 33914 Lee County Ricardo Hernandez- household items. Christie Flick- household items . Esly Scott- household items . Jorge Gomez- household item . Brian Nagle- household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-02459L

SECOND INSERTION

PUBLIC NOTICE OF SALE

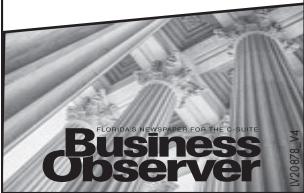
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 11:00 AM. Said property is iStorage, 12859 McGregor Blvd, Fort Myers, FL, 33919 Sean Gavin - toolbox bathtub, grill, bikes. Steven Judson - household furniture, clothes, kitchen appliance, wall art, boxes. Sean Abatisti - household furniture, washing machine, plant, totes, boxes, rug. Sean Gavin- household furniture, tools, pans. Joshua Okapal- personal effects, helmets, car speaker. Ernest Colby- shelving, household goods, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-02457L

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com



SECOND INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
9901 Estero Oaks Drive
Estero FL 33967

Will sell the contents of the following units to satisfy a lien to the highest bidder on July 23rd, 2025 by 11:30 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 3418- Ivory Yoakem,
Items: electronics, boxes, lighting, bedding, tv

July 4, 11, 202525-02447L

SECOND INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION **22-CP-001988**

IN RE: The Estate of Sandra J Dennis

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$5,021.63 are being held for Cassandra J Ramos in the registry of the court, deposited per order dated 05/30/2025, IN RE: The Estate of Sandra J Dennis, deceased.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: June 04, 2025

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

Jun. 13; Jul. 11, 202525-02109L

SECOND INSERTION

SECOND AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN

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

CASE NO.: 25-DR-001975

DIVISION: FAMILY

IN RE THE MATTER OF: DAWN NELLIS

Petitioner and CRAIG NELLIS Respondent

TO: [name of Respondent] CRAIG NELLIS

[Respondent's last known address] Address: Tuttle Rd
City, State, Zip: Trevor, Wisconsin 53179

YOU ARE NOTIFIED that an action for [identify the type of case] dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on [name of Petitioner] Dawn Nellis, 1506 Nelson Rd N, Cape Coral, Florida 33993, on or before [date] August 4, 2025 and file the original with the clerk of this Court at [clerk's address] 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

[If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located] 1700 Monroe Street Fort Myers, Florida 33901

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

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

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

Dated: 06/23/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
By: Eldora Bakelman
Deputy Clerk

July 4, 11, 18, 25, 202525-02409L

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Kecey Mejill - Salon equipment. Scott Bremner-Household items. Ashley Williams - household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-02460L

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14150 N Cleveland Avenue, North Fort Myers, FL, 33903 Lee County Gerald Ivey- Misc items. Mark Gray- Misc items. Romell Gutierrez- Misc items. Affordable Moving Serice William- Misc items. Affordable Moving Serice William- Misc items. Tiffany Vandesande- Misc items. Christopher Linden- Misc items. Affordable Moving Serice William- Misc items. Howard Hays- Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-02461L

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL ACTION

CASE NO. 25-DR-1011

IN THE INTEREST OF C.L.B. d.o.b. 05/02/2008, Minor Child, AND

LYNNE J. ROSEN, and JEFFREY H. ROSEN, Petitioners, AND

SAMUEL P. BASSILLA, Respondent/Father, DYANA G. SWINSKEY, Respondent/Mother.

Petition for Temporary Custody by Extended Family.

TO: DYANA G. SWINSKEY, last known address is 3511 Tarlton St. N, St. Petersburg, FL 33713.

YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners' attorney, NICOLE R. COOK, ESQ., of the law firm of SIMMONS & COOK, PLLC, whose address is 2080 McGregor Blvd., Suite 110, Fort Myers, Florida 33901 on or before August 5, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901, before service on the Petitioners' attorney or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY.

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

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

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

Dated on June 26, 2025.

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

July 4, 11, 18, 25, 202525-02424L

FOURTH INSERTION

NOTICE OF CIVIL ACTION WITHOUT MAILING

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

CASE: 25-CA-002101

MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown)

YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before July 28, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on June 17, 2025.

Kevin C. Karnes
Clerk of Courts
(SEAL) By: K. Shoap
Deputy Clerk

Donald Isaac, Esquire,
Law Offices of Donald Isaac, Esq., LLC,
Attorney for Petitioner,
5237 Summerlin Commons Blvd.,
Suite 310,
Fort Myers, FL 33907
Jun. 20, 27; Jul. 4, 11, 202525-02273L

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 following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit	tenant name	contents
1083	Madison Saeman	Toys, Baby Items, Bedding
1116	Victoria Fox	Furniture
1215	Melissa Walters	Boxes
1583	William Jensen	Furniture, Boxes, Bags and Totes
1541	William Jensen	Furniture, Boxes, Bags and Totes
1691	William Jensen	Furniture, Boxes, Bags and Totes, Tools
1371	Patricia Zaharie	Boxes, Bags and Totes, Clothing
1510	Reinaldo Sanchez	Tools, Sports/Outdoors
1101	Jorge Salas	Tools, Electronics
1271	Marbeli Carracet	Furniture, Bedding
1560	Avonte Clifton	Furniture, Toys, Baby supply
1773	Michael Fackler	Tools
1431	Michael Webb	Bedding Boxes, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)-986-3752.

July 4, 11, 202525-02417L

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-001914

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LINDA JANE DANDREA, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Linda Jane Dandrea, Deceased

Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 57, BLOCK 7015, HEATH-ERWOOD LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 20 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

Dated on 07/01/2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-1631B
Ref# 11774

July 4, 11, 202525-02453L

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-002491

SAILFISH SERVICING, LLC PLAINTIFF, VS. P & M ASSET MANAGEMENT LLC A/K/A P&M ASSET MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY AND RBV PROPERTY MANAGEMENT, INC., A NEW YORK LIMITED LIABILITY COMPANY, ET AL., DEFENDANT(S).

To: RBV Property Management, Inc., a New York Limited Liability Company C/o Authorized Agent, Chief Legal Officer, General Counsel & Corporate Secretary

Last Known Address: 75 N Central Ave , Elmsford, NY 10523

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 36 AND 37, BLOCK 3942, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 79-91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071

25FL935-0135

July 4, 11, 202525-02472L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

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

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 25th JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.:
362025DR002752A001CH
Division: Civil

Freda Pennyfeather, Petitioner, and Hansen Pennyfeather, Respondent,
TO: Hansen Pennyfeather
1617 Norman Dr. Melbourne, FL 32901
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Freda Pennyfeather, whose address is 2160 Forest Knoll Dr. NE #201 Palm Bay, FL 32905 on or before August 11, 2025, and file the original with the clerk of this Court at P.O. Box 2469 Ft. Myers, FL 33902 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: none

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

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

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

Dated: 07/01/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
By: J. Collins
Deputy Clerk
July 4, 11, 18, 25, 2025 25-02462L

SECOND INSERTION

PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 11:00 AM. Said property is iStorage, 1521 Del Prado Blvd. N., Cape Coral, FL, 33909 Nicholas Shaw - Artificial Plants, Paintings, Wicker Furniture. Elizabeth Livolsi - Clothes, Bags, Totes, Luggage bags, Mattress., hayden ericson -Entertainment Center, Coat Rack . Stephen Amaral- Boxes, Mattress, AC Wall Units, Furniture, Golf Bag. Victoria Brady- Boxes, Heavy duty black case. Christopher Bachman- Entertainment Equipment, Cloths, Bags and Totes, Coolers, Folding Tables. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 2025 25-02458L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
24-GA-000064

IN RE: The Guardianship of Jerome Sifford

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$2653.80 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 06/01/2025, IN RE: The Guardianship of Jerome Sifford, the Ward.

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

Dated: June 06, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Karen Dix
Deputy Clerk
Jun. 13; Jul. 11, 2025 25-02129L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
File #2025-CP-1846
IN RE: THE ESTATE OF MICHAEL A. FOWLER, Deceased.

The administration of the estate of Michael A. Fowler, deceased, File No. 2025-CP-1846, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of the Court, Justice Center Proper, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 4, 2025.

Personal Representative:
Robert Fowler
Attorney for Personal Representative:
Brian McNamara, Esq.
Florida Bar No. 98022
McNamara Legal Services, P.A.
5425 Park Central Court,
Naples, FL 34109
Telephone: 239-204-4767
July 4, 11, 2025 25-02445L

SECOND INSERTION

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

CASE NO 25-DR- 661
IN RE: THE ADOPTION OF: EVELYN MIGUEL MATEO, born 09/09/2023,
TO: Juan Gomez
1639 Whiting Drive
Gainesville, GA 30504

YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Minor Relative has been filed against you and you are requested to serve a copy of your answer and/or pleading to the Lee County Clerk of Court at: 1700 Monroe Street, Fort Myers, Florida 33901 and to Joseph P. Hoffman, Esq., 2180 W. First Street, Suite 310, Fort Myers, Florida 33901, and file the original answer and/or pleading with the Clerk of the above-styled Court on or before the 11th day of August, 2025, otherwise a judgment may be requested for relief demanded in the Complaint.

WITNESS my hand and seal of said Court on this 30th day of June, 2025.

KEVIN KARNES,
Clerk of the Circuit Court
(SEAL) BY: J. Collins
Deputy Clerk

Joseph P. Hoffman, Esq.,
2180 W. First Street, Suite 310,
Fort Myers, Florida 33901
July 4, 11, 18, 25, 2025 25-02439L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
24-GA-000013

IN RE: The Guardianship of Donna Brown

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$2441.93 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 05/29/2025, IN RE: The Guardianship of Donna Brown, the Ward.

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

Dated: June 06, 2025
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
By: s/ Karen Dix
Deputy Clerk
Jun. 13; Jul. 11, 2025 25-02128L

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 24-CC-006101
LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MICHAEL J. JOSEFIK, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure

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

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO.: 25-CA-003069
DIVISION: CIVIL

VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE VICTORY PARK COMMUNITY DEVELOPMENT DISTRICT BONDS OR TO BE AFFECTED IN ANY WAY

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-002387

LOANDEPOT.COM, LLC, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONALD EDWARD TAYLOR, DECEASED; CLEUSA TAYLOR; DONNA TAYLOR; CHRISTA SEWELL; CLEUSA TAYLOR, NATURAL GUARDIAN OF BRANDON WILLIAM TAYLOR, A MINOR; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KAREN MICHELLE GARZA, DECEASED; MICHAEL CLEMENTS; TIFFANY SPIERS; TD BANK USA, N.A.; AQUA FINANCE INC.; M/V REALTY PBC, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONALD EDWARD TAYLOR, DECEASED (LAST KNOWN ADDRESS) 1014 NORTHWEST 18TH AVENUE CAPE CORAL, FLORIDA 33993
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KAREN MICHELLE GARZA, DECEASED (LAST KNOWN ADDRESS) 1014 NORTHWEST 18TH AVENUE CAPE CORAL, FLORIDA 33993

entered on 04/10/2025 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 NO. 201, BUILDING 1, PHASE 1, OF CASA BELLA CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RE-

THEREBY:

Victory Park Community Development District (the "District") having filed its Complaint for Bond Validation of not to exceed \$529,670,000 principal amount of Victory Park Community Development District Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing and equipping certain capital projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein and others having or claiming any right, title or interest in property to be affected by the issuance of the Victory Park Community Development District Bonds or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 10th day of September, 2025, at the hour of 10:00 a.m., and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Fifteen (15) minutes have been set aside to consider

SECOND INSERTION

CORDS BOOK 1432, PAGE 848, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Commonly known as: 16380 Dublin Cir., #201, Fort Myers, FL 33908

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 9:00 a.m., on July 31, 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

SECOND INSERTION

this matter on said date and time before Judge Kyle S. Cohen (JACS confirmation number 993859). The hearing will be conducted via Zoom videoconferencing technology which may be accessed, without charge to the participant using the following information:

The Zoom link is https://zoom.us/j/8966003281. The Zoom Meeting ID is **896 600 3281**.
Below please find the Zoom meeting information for the Hearing scheduled before Judge Cohen:
Join Zoom Meeting
https://zoom.us/j/8966003281
Meeting ID: 896 600 3281

One tap mobile
+17866351003,,8966003281# US (Miami)
+16513728299,,8966003281# US (Minnesota)

Dial by your location
• +1 786 635 1003 US (Miami)
• +1 651 372 8299 US (Minnesota)
• +1 267 831 0333 US (Philadelphia)
• +1 301 715 8592 US (Washington DC)
• +1 312 626 6799 US (Chicago)
• +1 470 250 9358 US (Atlanta)
• +1 470 381 2552 US (Atlanta)
• +1 646 518 9805 US (New York)
• +1 646 558 8656 US (New York)
• +1 253 215 8782 US (Tacoma)
• +1 346 248 7799 US (Houston)
• +1 602 753 0140 US (Phoenix)
• +1 669 219 2599 US (San Jose)
• +1 669 900 9128 US (San Jose)
• +1 720 928 9299 US (Denver)
• +1 971 247 1195 US (Portland)
• +1 206 337 9723 US (Seattle)
• +1 213 338 8477 US (Los Angeles)

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002549
LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF, VS. CHRISTOPHER VAZQUEZ A/K/A CHRISTOPHER S. VAZQUEZ AND STEPHANIE VAZQUEZ A/K/A STEPHANIE C. VAZQUEZ, ET AL., DEFENDANT(S).

TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN
TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 3541 Santa Fe Trail Atlanta, GA 30340

Current Residence: UNKNOWN
TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 15 Delafield Street Brunswick, NJ 08901

Current Residence: UNKNOWN
TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN
TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 831 S Flores Street Ste 2206 San Antonio, Texas 78204

Current Residence: UNKNOWN
TO: Unknown Spouse of Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 3400 S Kofa Drive Apt 188 Flagstaff, Arizona 86005

Current Residence: UNKNOWN
TO: Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 330 Clay St. #11, San Antonio, TX 78204

Current Residence: UNKNOWN
TO: Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 3541 Santa Fe Trail Atlanta, GA 30340

Current Residence: UNKNOWN
TO: Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 15 Delafield Street Brunswick, NJ 08901

Current Residence: UNKNOWN
TO: Christopher Vazquez A/K/A Christopher S. Vazquez
Last Known Address: 831 S Flores Street Ste 2206 San Antonio, Texas 78204

accordance with Florida Statutes, Section 45.031.

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

Dated this 1 day of July, 2025.

(SEAL) By: T Mann
Kevin C. Karnes, Clerk of Court
Leland Wilson, Esq.

leland@associationlegalservices.com,
bilma@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907

July 4, 11, 2025 25-02448L

• +48 22 398 7356 Poland
• +48 22 306 5342 Poland
• +48 22 307 3488 Poland
Meeting ID: 896 600 3281
Find your local number: https://zoom.us/u/ahIPMdf6h

Join by SIP
8966003281@10.212.72.197
• 8966003281@10.90.11.41

Join by H.323
• 10.212.72.197
• 10.90.11.41
Meeting ID: 896 600 3281

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

DONE AND ORDERED at the Courthouse in Lee County, Florida.e

Kyle S. Cohen,
Circuit Court Judge
rdw4i+LH

25-CA-003069 07/01/2025 14:03:22

Electronic Service List:
Gregory L. Urbancic
<gurbancic@cyklawfirm.com>
Gregory L. Urbancic
<mjohnson@cyklawfirm.com>
Meagan E. Magaldi, Esq.
<MMagaldi@cyklawfirm.com>
Meagan Elizabeth Magaldi
<mmagaldi@cyklawfirm.com>
Meagan Elizabeth Magaldi
<cykservice@cyklawfirm.com>
July 4, 11, 2025 25-02469L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
GUARDIANSHIP ACTION
25-GA-000093
IN RE: The Guardianship of Rosita Cope
Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$3847.35 are being held for Patrick C Weber in the registry of the court, deposited per order dated 05/28/2025, IN RE: The Guardianship of Rosita Cope, the Ward.
Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.
KEVIN C. KARNES, CLERK OF CIRCUIT COURT,
By: s/ Karen Dix
Deputy Clerk
June 13; July 11, 202525-02127L

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 7/22/2025 at 12:00 P.M. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Maria Ramos unit #00162; Jennifer Collins unit #00489; Michael Cooper unit #00529 - 17 glass aquariums and pet supplies; Zita Jordan Jones unit #00547; Juliet Lee unit #01044; Christopher Blauvelt unit #0504C; Humberto Castosa Prieto unit #3076; Nathaniel Thomas unit #3294. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
July 4, 11, 202525-02419L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 2025-CP-2028
Division: Probate
IN RE: ESTATE OF WILLIAM PIERRE BURDETTE
Deceased.
The administration of the estate of WILLIAM PIERRE BURDETTE, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 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: July 4, 2025.
LYNN A. BURDETTE
Personal Representative
ADAM M. GROSS, ESQ.
Florida Bar No. 114922
E-mail: agross@crewlawfl.com
Secondary Email: jhendrickx@crewlawfl.com
Attorney for Personal Representative
CREW LAW, P.A.
1333 3rd Ave. S., Suite 505
Naples, FL 34102
Telephone: 239-790-8133
Facsimile: 239-230-2078
July 4, 11, 202525-02466L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-1962
IN RE: ESTATE OF CELESTE M. FROST
DECEASED.
The administration of the estate of Celeste M. Frost, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St. Fort Myers, FL 3901. The name and address for the attorney of the estate 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 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 SECTION 733.702 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 July 4, 2025.
Cassidy B. Thomson, Esq
(FBN:1028248)
LCS LAW, LLC
5660 STRAND COURT #318
Naples, Florida 34110
Telephone: 239-231-8505
cassidy@lcsnaples.com
July 4, 11, 202525-02465L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1782
IN RE: ESTATE OF GEORGE N. GAGLIARDI,
Deceased.
The administration of the estate of GEORGE N. GAGLIARDI, deceased, whose date of death was December 17, 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'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 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: July 4, 2025.
Signed on this 2nd day of July, 2025.
PETER N. GAGLIARDI
Personal Representative
129 Centre Street
Haddonfield, NJ 08033
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar No. 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Email: Nicole@lawswfl.com
Secondary Email: Victoria@lawswfl.com
July 4, 11, 202525-02473L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-1984
Division: Probate
IN RE: ESTATE OF FLORENCE T. WILLIAMS
Deceased.
The administration of the estate of Florence T. Williams, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. 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 July 4, 2025.
Personal Representative:
Kirkley R. Williams, Jr.
1028 Sand Castle Rd
Sanibel, Florida 33957
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail: bmerhige@sbshlaw.com
July 4, 11, 202525-02455L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2030
Division Probate
IN RE: ESTATE OF HAROLD EDWARD BARTLETT,
A.K.A. HAROLD E. BARTLETT
Deceased.
The administration of the estate of HAROLD EDWARD BARTLETT, a.k.a. HAROLD E. BARTLETT, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, 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,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-1981
Division: Probate
IN RE: ESTATE OF CLARE A. PASSARELLA
Deceased.
The administration of the estate of Clare A. Passarella, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 July 4, 2025.
Personal Representative:
Roger S. Passarella
2920 W. Gulf Drive
Sanibel, Florida 33957
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail: bmerhige@sbshlaw.com
July 4, 11, 202525-02450L

SECOND INSERTION

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 July 4, 2025.
Personal Representative:
CHERYL ANN ROZSAS
756 Canyon St., #2
Lander, Wyoming 82520
Attorney for Personal Representative:
Brandon R. Bytnar, Esq.
Attorney
Florida Bar Number: 66365
The Law Office of Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
Secondary E-Mail: sasha@bytnarlaw.com
July 4, 11, 202525-02449L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001869
Division P(7)
IN RE: ESTATE OF CHARLES MICHAEL BYE,
A/K/A CHARLES M. BYE
Deceased.
The administration of the estate of CHARLES MICHAEL BYE A/K/A CHARLES M. BYE, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 July 4, 2025.
Personal Representative:
DIANE L. BYE
819 Tulip Lane
Sanibel, FL 33957
Attorney for Personal Representative:
STEPHEN P. HOLMGREN
Florida Bar No. 117761
Purcell, Flanagan & Hay, P.A.
1548 Lancaster Terrace
Jacksonville, FL 32204
Telephone: (904) 355-0355
E-Mail Addresses: sholmgren@pfhglaw.com
twood@pfhglaw.com
lbrown@pfhglaw.com
July 4, 11, 202525-02451L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-001889
IN RE: THE ESTATE OF KENNETH W. O'MALLEY,
Deceased.
The administration of the Estate of Kenneth W. O'Malley, deceased, whose date of death was March 25, 2025, File Number 25-CP-001889, is pending in the Circuit Court for Lee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Lee County, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001983
Division: PROBATE
IN RE: ESTATE OF CAROL A. BECK
Deceased.
The administration of the estate of CAROL A. BECK, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 July 4, 2025.
Personal Representative:
ERIC F. BECK
58 San Souci Dr.
South Hadley, Massachusetts 01074
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail: kaye@byrskilaw.com
July 4, 11, 202525-02470L

SECOND INSERTION

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.
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 July 4, 2025.
Personal Representative
EILEEN ORLOWSKI
Personal Representative
2461 Hopefield Court
Cape Coral, FL 33991
Attorney for Personal Representative
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryslulaw@gmail.com
July 4, 11, 202525-02456L

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV16237-V29

-- ACTIONS --

-- ESTATE --

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1655 Division P-6 IN RE: ESTATE OF STANLEY T. MALISZEWSKI Deceased. The administration of the estate of Stanley T. Maliszewski, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025. Personal Representative: Deborah Maliszewski 3 Alder Dr., Apt H Middle River, MD 21220 Attorney for Personal Representative: /s/Janice B. Richardson John R. Crawford Florida Bar No. 210358 Janice B. Richardson Florida Bar No. 036403 Marks Gray, P.A. 1200 Riverplace Blvd., Suite 800 Jacksonville, Florida 32207 Telephone: (904) 398-0900 E-mail Addresses: jercawford@marksggray.com, jrichardson@marksggray.com, probate@marksggray.com July 4, 11, 202525-02411L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-1936 Division: Probate IN RE: ESTATE OF NANCY L. CRASS, Deceased. The administration of the Estate of Nancy L. Crass, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211. The date of first publication of this Notice is July 4, 2025. Personal Representatives: Ann Padgett Breidenbach 33 Pinkneyville Rd. Sparta, NJ 07871 Attorney for Personal Representatives: Kevin A. Kyle Attorney for Personal Representatives: Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevin@trustska.com 01071764.DOC/1 July 4, 11, 202525-02431L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001819 Division: Probate IN RE: ESTATE OF LEVEO D. SCALARD, Deceased. The administration of the Estate of Leveo D. Scalard, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 4, 2025. Person Giving Notice: Douglas P. Scalard 1311 Limit Street Leavenworth, KS 66048 Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney Florida Bar Number: 1010542 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: courtneyl@trustska.com 01071725.DOC/1 4935-0409-1974, v. 2 July 4, 11, 202525-02436L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001820 Division: Probate IN RE: ESTATE OF JOAN A. SCALARD, Deceased. The administration of the Estate of Joan A. Scalard, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 4, 2025. Person Giving Notice: Douglas P. Scalard 1311 Limit Street Leavenworth, KS 66048 Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney Florida Bar Number: 1010542 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: courtneyl@trustska.com 01071725.DOC/1 4936-2153-2486, v. 2 July 4, 11, 202525-02437L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1705 Division Probate IN RE: ESTATE OF DANIEL F. SUMMERER Deceased. The administration of the estate of Daniel F. Summerer, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, 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 July 4, 2025. Personal Representative: David Summerer 89 Honeysuckle Lane Milford, New Jersey 08848 Attorney for Personal Representative: Philip R. Maiorca, Attorney Florida Bar Number: 0848573 MAIORCA LAW, P.A. 3301 Bonita Beach Road, Suite 202 Bonita Springs, FL 34134 Telephone: (239) 216-5296 Fax: (239)) 785-2436 E-Mail: philip@maiorcalaw.com Secondary: pmaiorca@prmllegalservices.com July 4, 11, 202525-02438L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-1915 Division: Probate IN RE: ESTATE OF MICHAEL R. JACOBS Deceased. The administration of the estate of Michael R. Jacobs, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 July 4, 2025. Personal Representative: Kelly Brosnan 12955 Pemberton Way Fort Myers, FL 33913 Attorney for Personal Representative: Michael B. Hill, Attorney Florida Bar Number: 547824 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: hill@sbshlaw.com Secondary E-Mail: bmerhige@sbshlaw.com July 4, 11, 202525-02410L
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SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001577 IN RE: ESTATE OF CHARLES EDWARD MACIEJEWSKI a/k/a CHARLES MACIEJEWSKI, Deceased. The administration of the Estate of Charles Edward Maciejewski a/k/a Charles Maciejewski, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 7800, Tavares, Florida 32778. 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,	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-1939 Division: Probate IN RE: ESTATE OF LARRY R. BELANGER, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the Estate of Larry R. Belanger, deceased, File Number 25-CP-1939, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was March 28, 2025; that the total value of the Estate is \$56,928.21; and that the names and addresses of those to whom it has been assigned by such Order are: Name Address Katherine L. Belanger, as Trustee 18241 Sandy Pines Circle N. Fort Myers, FL 33917 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF	SECOND INSERTION THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211. The date of first publication of this Notice is July 4, 2025. Person Giving Notice: Katherine L. Belanger, Trustee 18241 Sandy Pines Circle N. Fort Myers, FL 33917 Attorney for Person Giving Notice: Kevin A. Kyle Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 01068298.DOC/1 July 4, 11, 202525-02430L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001991 Division P(4) IN RE: ESTATE OF EDWARD B. CRONIN Deceased. The administration of the estate of Edward B. Cronin, deceased, whose date of death was October 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	SECOND INSERTION 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 July 4, 2025. Personal Representative: Helen M. Crowe 4751 Bonita Bay Blvd., Unit 905 Bonita Springs, Florida 34134 Attorney for Personal Representative: Melissa A. Rodriguez, Attorney Florida Bar Number: 120511 DAY PITNEY LLP 396 Alhambra Circle North Tower, 14th Floor Coral Gables, FL 33134 Telephone: (305) 373-4044 Fax: (561) 351-8410 E-Mail: marodriguez@daypitney.com Secondary E-Mail: vashley@daypitney.com Third E-Mail: ediaz@daypitney.com 122038977.1 July 4, 11, 202525-02432L
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PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20878_v28

ACTIONS / SALES

SECOND INSERTION					
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-011537 Longbridge Financial, LLC, Plaintiff, vs. STEPHANIE SALYERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2025, and entered in 23-CA-011537 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein Longbridge Financial, LLC is the Plaintiff and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC.; STEPHANIE SALYERS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARRY M. WILSON, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KIM HAKIMIAN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARC C. WILSON, DECEASED; KIM E. UNSICKER; EILEEN A. ABDOL; UNKNOWN TRUSTEE OF THE BARRY M. WILSON REVOCABLE TRUST DATED AUGUST 5, 1994; UNKNOWN BENEFICIARIES OF THE BARRY M. WILSON REVOCABLE TRUST DATED AUGUST 5, 1994; UNKNOWN SPOUSE OF STEPHANIE SALYERS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK NATOLI, DE-	CEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARA NATOLI, DECEASED are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 24, 2025, the following described property as set forth in said Final Judgment, to wit: EXHIBIT 1 SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF, TOGETHER WITH AND EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "B" ATTACHED HERETO, LESS EXHIBIT "A" ATTACHED HERETO. SUBJECT TO: THE FEE TITLE TO WALKWAYS, RECREATIONAL AREAS, ROADWAY AND ANY OTHER COMMON AREAS HAVE NOT BEEN DEDICATED OR ACCEPTED FOR PUBLIC USE, RATHER SUCH AREAS ARE HEREBY DEDICATED FOREVER TO THE USE OF SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE HOMEOWNERS OF SOUTH POINTE SOUTH AS IS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SOUTH POINTE SOUTH HOMEOWNERS ASSOCIATION, INC. DATED 4/8/1980 AND IN RECORD BOOK 1420, PAGE 1214 THROUGH 1246 AND AS AMENDED IN ORB 1425, PAGES 83 AND 84 AND AS AMENDED IN ORB 1439, PAGES 1474 THROUGH 1478, AND AS AMENDED IN ORB 1906, PAGE 2178 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. EXHIBIT "A" DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE	SOUTH SECTION 21, T-4S-S, R-24-E., LEE COUNTY, FLORIDA. (RESIDENCE - TRACT #131) A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGES 29-31 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) FOR 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 12 SECONDS W. FOR 534.09 FEET; THENCE S. 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON-TANGENT LINE TO SAID CURVE FOR 581.12 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W FOR 95.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) FOR 5.50 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID EASEMENT LINE FOR 22.00 FEET; THENCE S 22 DEGREES 12 MINUTES 11	SECONDS E ALONG THE OUTSIDE OF A CONCRETE DRIVEWAY FOR 8.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID DRIVEWAY FOR 22.60 FEET TO AN INTERSECTION WITHIN THE OUTSIDE SURFACE OF A C.B.S WALL; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.51 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID WALL FOR 27.42 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG SAID PATIO FOR 16.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID PATIO FOR 10.00 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE AFORESAID C.B.S. WALL FOR 24.49 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID WALL FOR 49.99 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.50 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE AFORESAID DRIVEWAY FOR 22.60 FEET; THENCE N 21 DEGREES 50 MINUTES 45 SECONDS E ALONG SAID DRIVEWAY FOR 8.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING. SAID PARCEL SUBJECT TO THE FOLLOWING DE-	SCRIBED EASEMENTS: A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTHERLY 10.00 FEET. A FLORIDA POWER AND LIGHT COMPANY EASEMENT OVER AND ACROSS THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 20.00 FEET. EXHIBIT "B" DESCRIPTION OF PARCEL OF LAND IN SOUTH POINTE SOUTH SECTION 21, T-4S-S, R-24-E, LEE COUNTY FLORIDA. (RESIDENCE TRACT #131) A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT 4 OF SOUTH POINTE SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT 4 THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) A DISTANCE OF 325.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1740.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES AND 12 SECONDS A DISTANCE OF 534.09 FEET, THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG A NON TANGENT LINE TO SAID CURVE A DISTANCE OF 581.12 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING S 89	DEGREES 49 MINUTES 17 SECONDS W A DISTANCE OF 60.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W A DISTANCE OF 95.246 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE SOUTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) A DISTANCE OF 60.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E A DISTANCE OF 95.246 FEET TO THE PRINCIPAL PLACE OF BEGINNING. SAID PARCEL SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS: A FLORIDA CITIES WATER COMPANY EASEMENT OVER AND ACROSS THE NORTHERLY 10.00 FEET. A PUBLIC UTILITY EASEMENT OVER AND ACROSS THE NORTHERLY 6.00 FEET. Property Address: 9761 DEER-FOOT DRIVE, FORT MYERS, FL 33919 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 06/25/2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: Tonya Mann As Deputy Clerk
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-094215 - MaM July 4, 11, 2025 25-02413L					

SECOND 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-7366 VILLAGE CREEK CONDOMINIUM ASSOCIATION, INC. Plaintiff, v. JAMES P. BARRY and UNKNOWN TENANTS OR OCCUPANTS IN POSSESSION Defendants, NOTICE IS HEREBY GIVEN pursuant to the Partial Final Judgment of Foreclosure entered on June 23, 2025, in Case No. 24-CA-7366, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Village Creek Condominium Association, Inc is the Plaintiff, and James P. Barry and Unknown Tenants or Occupants in Possession, n/k/a Marcos Titolio, Sandra Viaga, Janyan Duncan a/k/a Riante Jawuan Duncan, David Camillo, Johnny Mae McDonald, Camilo Silva, and Merianne Byers are the Defendants, the Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on July 24, 2025, the following described properties situated in Lee County, Florida: Condominium Unit No. 203, Building 2835, of Village Creek,	a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0203 Property address: 2835 Winkler Ave., Unit 203, Fort Myers, FL 33916 -and- Condominium Unit No. 206, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0206 Property address: 2835 Winkler Ave., Unit 206, Fort Myers, FL 33916 -and- Condominium Unit No. 207, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all	amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0207 Property address: 2835 Winkler Ave., Unit 207, Fort Myers, FL 33916 -and- Condominium Unit No. 214, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01902.0214 Property address: 2835 Winkler Ave., Unit 214, Fort Myers, FL 33916 -and- Condominium Unit No. 306, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements	appurtenant thereto. Property Identification No.: 31-44-25-P1-01903.0306 Property address: 2845 Winkler Ave., Unit 306, Fort Myers, FL 33916 -and- Condominium Unit No. 319, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01903.0319 Property address: 2845 Winkler Ave., Unit 319, Fort Myers, FL 33916 -and- Condominium Unit No. 401, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0401 Property address: 2865 Winkler	Ave., Unit 401, Fort Myers, FL 33916 -and- Condominium Unit No. 402, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0402 Property address: 2865 Winkler Ave., Unit 402, Fort Myers, FL 33916 -and- Condominium Unit No. 407, Building 2865, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01904.0407 Property address: 2865 Winkler Ave., Unit 407, Fort Myers, FL 33916 -and- Condominium Unit No. 502,	Building 2875, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Identification No.: 31-44-25-P1-01905.0502 Property address: 2875 Winkler Ave., Unit 502, Fort Myers, FL 33916 Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed. WITNESS my hand and the official seal of the Court on 06/26/2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T Mann As Deputy Clerk Robert J. Hynds, Esq., Counsel for Plaintiff 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hyndsllaw.com July 4, 11, 2025 25-02429L

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. 24-CA-007352 Wilmington Savings Fund Society, FSB, D/B/A Christiansa Trust, Not in its Individual Capacity but Solely as Owner Trustee of Residential Credit Opportunities Trust II, Plaintiff, vs. Summit Crest Capital, LLC F/K/A Calcap, LLC; David Chester Helm, II; David Chester Helm, II, Trustee of the David C. Helm II Family Trust, Dated April 20, 2022; Mayflower Capital Company; Kas Twin Oaks LLC; Well TPI JV LLC; MRP Properties LLC; Unknown Person(s) in Possession of the Subject Property, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed	May 27, 2025 and entered in Case No. 24-CA-007352, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY,FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and DAVID CHESTER HELM, II; DAVID CHESTER HELM, II, TRUSTEE OF THE DAVID C. HELM II FAMILY TRUST, DATED APRIL 20, 2022; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; SUMMIT CREST CAPITAL, LLC F/K/A CALCAP, LLC; MAYFLOWER CAPITAL COMPANY; KAS TWIN OAKS LLC; WELL TPI JV LLC; MRP PROPERTIES LLC; 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 July 31, 2025, the following described property as set forth in said Final Judgment, to wit:	LOT 27 AND 28 SUNSET COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 107, IN 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 30 day of June, 2025. KEVIN C. KARNES As Clerk of said Court (SEAL) By T Mann As Deputy Clerk	Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01276 BSI V6.20190626 July 4, 11, 2025 25-02442L
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.: 24-01276 BSI V6.20190626 July 4, 11, 2025 25-02442L			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000798 Longbridge Financial, LLC, Plaintiff, vs. The Unknown Heirs, Beneficiaries, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in the Estate of Neva I. King, Deceased, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2025, and entered in 24-CA-000798 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein Longbridge Financial, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-	RIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NEVA I. KING, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAWMILL VILLAS CONDOMINIUM ASSOCIATION, INC.; COLIN KING; DUNCAN E. KING are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 24, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT NO 2 OF BUILDING 10002, OF SAWMILL VILLAS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1582 AT PAGE 1783 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND	ANY AND ALL EXHIBITS AND AMENDMENTS THERETO. Property Address: 5709 FOXLAKE DR. APT. 2, NORTH FORT MYERS, FL 33917 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 06/25/2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: Tonya Mann As Deputy Clerk	Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-171916 - MaM July 4, 11, 2025 25-02414L
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-171916 - MaM July 4, 11, 2025 25-02414L			

--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-004092 M&T BANK, Plaintiff, vs. NANCY KULESZA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2025 in Civil Case No. 24-CA-004092 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein M&T BANK is Plaintiff and Nancy Kulesza, 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 24 day of July, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: A PARCEL OF LAND LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND KNOWN AS: BEING LOT NUMBER 7 AND LOT NUMBER 8, BLOCK 1756, IN UNIT 45, CAPE CORAL SUBDIVISION, AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 21, PAGES 122 TO 134 OF LEE COUNTY RECORDS. Address: 3811 SW 6th Pl, Cape Coral, FL 33914 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this 25 day of June, 2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-09343FL July 4, 11, 2025	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-005366 LOAN FUNDER LLC, SERIES 66632, Plaintiff, vs. OAK INVESTMENTS BH LLC, a Florida Limited Liability Company; HAIM DROR OHANA; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on June 24, 2025 in the Civil Case No. 24-CA-005366 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes, will on JULY 24, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida: Lots 7 and 8, Block 5252, Cape Coral Unit 82, according to the Plat thereof, as recorded in Plat Book 24, Pages 113, Public Records of lee County, Florida Property address: 4209 NW 20th Terrace, Cape Coral, FL 33993 Folio Number: 10010675 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 06/26/2025 Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann Tiffani N Brown Law, PLLC 12574 Flagler Center Blvd Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.com Attorneys for Plaintiff July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-005032 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RODRIGO MUNOZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June, 9, 2025, and entered in Case No. 2024-CA-005032 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Rodrigo Munoz; Astrid Pacheco; Erick Padilla; 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 24th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure: LOTS 49 AND 50, BLOCK 2436, CAPE CORAL UNIT 34, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 74 THROUGH 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 337 NE 14TH TER CAPE CORAL FL 33909 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this 27 day of June, 2025. T Mann Clerk of the Circuit Court Lee County, Florida (SEAL) By: T Mann Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN - 24-009622 July 4, 11, 2025	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-004961 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. MIGUEL GOMEZ, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated April 17, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com, on July 17, 2025, at 09:00 AM the following described property: Lot 1, LOCHMOOR UNIT 2, a subdivision according to the plat thereof, as recorded in Plat Book 28, at Pages 116 and 117, of the Public Records of Lee County, Florida.. Property Address: 5481 BURNHAM CT, NORTH FORT MYERS, FL 33903 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 27 day of June, 2025. T Mann Deputy Clerk of Court, Lee County (COURT SEAL) MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff 100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 24-01927 July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-001367 PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. CONCORDIA AT CAPE CORAL CONDOMINIUM ASSOCIATION, INC.; WYATT JERDAN; JEFFREY CHANDLER; SHARON LEE CHANDLER; THE UNKNOWN SPOUSE OF JEFFREY CHANDLER; THE UNKNOWN SPOUSE OF SHARON LEE CHANDLER; THE UNKNOWN SPOUSE OF WYATT JERDAN; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: JEFFREY CHANDLER LAST KNOWN ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 CURRENT ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 TO: THE UNKNOWN SPOUSE OF JEFFREY CHANDLER LAST KNOWN ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 CURRENT ADDRESS: 5555 NOTTING HILL RD, GURNEE, IL 60031 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows: UNIT NO. 2803, CONCORDIA AT CAPE CORAL, A	CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2006000353492, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Property address: 1782 Concordia Lake Circle, 2803, Cape Coral, FL 33909 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, within thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DATED this the day of 7-1-2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: N Wright Angad Deputy Clerk Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-001274-1 July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001749 Division Probate IN RE: ESTATE OF ROGER DOUGLASS BALLENTINE, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of Roger Douglass Ballentine, deceased, whose date of death was March 2, 2025, and the last four digits of whose social security number are 0376 is pending in the Circuit Court of Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was March 2, 2025. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025. Person Giving Notice: Constance Harris 10318 Sandy Hollow Lane Bonita Springs, FL 34135 Attorney for Person Giving Notice: Noelle M. Melanson Esquire Melanson Law PA Attorney for Personal Representative Florida Bar Number: 676241 1430 Royal Palm Sq. Blvd., Suite 103 Fort Myers, FL 33919 Telephone: 239-689-8588 Facsimile: 239-734-5031 Primary E-Mail: noelle@melansonlaw.com Secondary E-Mail: pleadings@melansonlaw.com July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-001847 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ARTHUR E. SOULIS; et al., Defendants. TO: Arthur E. Soulis 537/39 Oakfield Ave. S. Lehigh Acres, FL 33936 Unknown Spouse of Arthur E. Soulis 537/39 Oakfield Ave. S. Lehigh Acres, FL 33936 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 11, BLOCK 23, A RE-PLAT OF PART OF LEHIGH ACRES	SECTION 13, TOWNSHIP 45 S., RANGE 27 E., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 30 day of June, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: K. Shoap Deputy Clerk J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 LLS14356-Soulis July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION AGAINST DEFENDANT 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 RONALD R. NESPOR, DECEASED IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002037 Division: Civil Judge Alane C. Laboda 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 Ronald R. Nespor, deceased, et al. Defendants. To: 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 RONALD R. NESPOR, DECEASED 7057 NORTH SERENOA DRIVE SARASOTA, FL 34241 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST RONALD R. NESPOR, DECEASED, and all parties having or claiming to have any right, title or in-	terest in the property herein described; YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5282L, Week 26, Annual 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.: 09-4052 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, 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 30 day of June, 2025. KEVIN C. KARNES CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) By: K. Shoap Deputy Clerk JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005791_MAG July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-002004 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. SUSAN PATRICIA NOONAN A/K/A SUSAN NOONAN, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RALPH K CALITRI A/K/A RALPH KEITH CALITRI A/K/A RALPH CALITRI, WETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE RALPH K CALITRI TRUST DATED FEBRUARY 7, 2022, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:	LOT 14, OF ROYAL PALM, ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2018000174426, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. WITNESS my hand and seal of this Court this 30 day of June, 2025 Kevin C. Karnes CLERK OF COURT OF LEE COUNTY (SEAL) By: K. Shoap As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11494FL July 4, 11, 2025

SECOND INSERTION	SECOND INSERTION
AMENDED NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 24-CC-007103 TRUIST BANK, Plaintiff, vs. CARLO MANGIAVILLANO, Defendant. TO: CARLO MANGIAVILLANO: LAST KNOWN ADDRESS: 6200 Arbor Avenue Fort Myers, Florida 33905 YOU ARE HEREBY NOTIFIED that an action for replevin related to personal property as more fully described as a 2019 Dodge Ram 1500, Vehicle Identification No. 1C6RR6KT8KS545840 has been filed against you and the other defendants referenced above, and you are required to serve a copy of your written defenses to it, if any, on Robert A. Neilson, Esq., the Plaintiff's attorney, whose address is Burr & Forman LLP, 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202, on or before August 11, 2025 and file your original written defenses with the Clerk of the Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in	the Verified 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 30 day of June, 2025. Kevin C. Karnes As Clerk of said Court (SEAL) By: K. Shoap As Deputy Clerk Robert A. Neilson, Esq. BURR & FORMAN, LLP 50 North Laura Street, Suite 3000 Jacksonville, FL 32202 Phone: (904) 232-7200 Fax: (904) 232-7201 rneilson@burr.com jenasmith@burr.com Counsel for Plaintiff 60772783 v1 July 4, 11, 18, 25, 2025

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Business Observer

TAX DEEDS

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000376 NOTICE IS HEREBY GIVEN that Morning 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: 23-02168 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 4051, UNIT 56, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 TO 116, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C2-04051.0350 Names in which assessed: RITA A LANGLEY, RITA LANGLEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02388L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000361 NOTICE IS HEREBY GIVEN that Morning 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: 23-00110 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 5423, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05423.0090 Names in which assessed: V 2 V BUILDERS INC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02378L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000335 NOTICE IS HEREBY GIVEN that Morning 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: 23-02123 Year of Issuance 2023 Description of Property LOTS 47 AND 48, BLOCK 3815, CAPE CORAL UNIT 52, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 49 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-23-C3-03815.0470 Names in which assessed: JM BUILDERS & CONSTRUCTION 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02387L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000428 NOTICE IS HEREBY GIVEN that Morning 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: 23-02235 Year of Issuance 2023 Description of Property OTS 41 AND 42, BLOCK 4063, UNIT 56, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-23-C4-04063.0410 Names in which assessed: FRED K MYERS, FRED K. MYERS, HATTIE L MYERS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02389L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000435 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02336 Year of Issuance 2023 Description of Property LOTS 6 AND 7, BLOCK 4137, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C1-04137.0060 Names in which assessed: WALTER GIGER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02390L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000401 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: 23-19501 Year of Issuance 2023 Description of Property LOT 11, BLOCK 64, UNIT 14, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 236, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-14-00064.0110 Names in which assessed: GIAO L. TRAN, Giao Tran All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02404L
SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000386 NOTICE IS HEREBY GIVEN that Morning 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: 23-01300 Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 3875, UNIT 53, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C2-03875.0430 Names in which assessed: NICHOLAS DI RENZO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02384L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000329 NOTICE IS HEREBY GIVEN that Morning 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: 23-00905 Year of Issuance 2023 Description of Property LOTS 11 AND 12 BLOCK 5114 UNIT 80 PART CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 22 PAGE 153 OF THE PUBLIC RECORDS OF LEE COUNNTY, FLORIDA Strap Number 28-43-23-C2-05114.0110 Names in which assessed: LEON J MILLER, TYLER DOUGLAS MILLER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02383L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000365 NOTICE IS HEREBY GIVEN that Morning 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: 23-00741 Year of Issuance 2023 Description of Property LOTS 52 AND 53, BLOCK 2830, UNIT 40, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81-97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C1-02830.0520 Names in which assessed: ELIE MICHEL SALEM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02382L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000363 NOTICE IS HEREBY GIVEN that Morning 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: 23-00592 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2327B, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.B090 Names in which assessed: KM RESIDENTIAL 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 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02381L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000366 NOTICE IS HEREBY GIVEN that Morning 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: 23-01646 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 2545, UNIT 36, PART 1, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C2-02545.0070 Names in which assessed: PATRICIA SCHUMACHER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02386L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000412 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03336 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 1019, UNIT 24, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 63-77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-23-C4-01019.0010 Names in which assessed: PEDRO SANTANA, VICTORINO RODRIGUEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02392L
SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000461 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20339 Year of Issuance 2023 Description of Property OT 1, BLOCK 272, UNIT 69, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 156, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-45-27-69-00272.0010 Names in which assessed: IVETTE I ROJAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02407L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000400 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: 23-19474 Year of Issuance 2023 Description of Property LOT 20, BLOCK 50, UNIT 11, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 233, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-27-11-00050.0200 Names in which assessed: JOSEPH E CURRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02403L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000399 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: 23-19411 Year of Issuance 2023 Description of Property LOT 8, BLOCK 25, UNIT 5, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 227, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-45-27-05-00025.0080 Names in which assessed: TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02402L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000470 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07695 Year of Issuance 2023 Description of Property THE SOUTH ONE-HALF OF LOTS 23 AND 24, BLOCK 2, CITY VIEW PARK NO.1, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P3-01702.0230 Names in which assessed: FLOSSIE MATHEWS, JAMES C MATHEWS, JAMES EARL MATHEWS, JENNIE NELL MATHEWS, MAGGIE ERTHELL MATHEWS, WILLIE JAMES MATHEWS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02398L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000418 NOTICE IS HEREBY GIVEN that DAVID A BERGER DABTLC6 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: 23-05533 Year of Issuance 2023 Description of Property LOTS 56 AND 57, BLOCK 1349, UNIT 18, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 96 TO 120, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-24-C2-01349.0560 Names in which assessed: DEROLF FAMILY TRUST DATED JAN 05 2001, DONALD A DEROLF All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02395L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000379 NOTICE IS HEREBY GIVEN that Morning 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: 23-02518 Year of Issuance 2023 Description of Property LOTS 34 AND 35, BLOCK 4007, UNIT 55 CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 THROUGH 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-23-C3-04007.0340 Names in which assessed: AVELLINO PROPERTIES INC, AVELLINO PROPERTIES, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/26/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. July 4, 11, 18, 25, 2025 25-02391L

Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

LV18237_Y34

TAX DEEDS

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001011 DAVID CRUZ, Plaintiff, v. GUILHARDO MONTERO SOUZA, Defendant, TO: GUILHARDO MONTERO SOUZA, whose last known address is 14870 Reflection Key Circle, #1922, Fort Myers, FL 33907, and whose current residence is unknown. YOU ARE NOTIFIED that an action for damages has been filed against you by the Plaintiff, DAVID CRUZ, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, based on allegations of negligence resulting from a motor vehicle accident that occurred on or about December 5, 2023, in Lee County, Florida. You are required to serve a copy of your written defenses, if any, to the Complaint on the Plaintiff's attorney, Geoffrey Levy, Esq., The Levy Firm PLLC, 5255 N. Federal Highway, Suite 220, Fort Lauderdale, FL 33309, telephone (954) 615-0866, on or before July 23, 2025 and to file the original with the Clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901, either before service on the Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for four (4) consecutive weeks in Business Observer published in Lee County, Florida. DATED this 13th day of June, 2025. Kevin C. Karnes CLERK OF THE COURT (SEAL) By: K. Shoap As Deputy Clerk Geoffrey Levy, Esq., The Levy Firm PLLC, 5255 N. Federal Highway, Suite 220, Fort Lauderdale, FL 33309, telephone (954) 615-0866 Jun. 20, 27; Jul. 4, 11, 2025 25-022331L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000265 NOTICE IS HEREBY GIVEN that DAVID CHEON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06568 Year of Issuance 2023 Description of Property LOT 7, BLOCK 11, CYPRESS GARDEN VIEW, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-24-08-00011.0070 Names in which assessed: RAYMOND MALCHOW All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025 25-021721L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000267 NOTICE IS HEREBY GIVEN that Morning 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: 23-01156 Year of Issuance 2023 Description of Property LOT 23, BLOCK 4104, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C1-04104.0230 Names in which assessed: CAROLA R LANG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 20, 27; Jul. 4, 11, 2025 25-021651L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000313 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: 23-20077 Year of Issuance 2023 Description of Property LOT 3, BLOCK 13, UNIT 2, LEHIGH ACRES, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-02-00013.0030 Names in which assessed: PHILLIP A. JARVIS, WINSTON L FERGUSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 27; Jul. 4, 11, 18, 2025 25-023041L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000297 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: 23-20682 Year of Issuance 2023 Description of Property LOT 16, BLOCK 24, UNIT 4, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 74, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 22-45-27-04-00024.0160 Names in which assessed: ESTATE OF LUCY M TURNER, ESTATE OF LUCY M. TURNER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 27; Jul. 4, 11, 18, 2025 25-023071L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000324 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: 23-20206 Year of Issuance 2023 Description of Property LOT 13, BLOCK 101, UNIT 16, SECTION 15, 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 CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 52, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-16-00101.0130 Names in which assessed: SUAMO DEVELOPMENT LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jun. 27; Jul. 4, 11, 18, 2025 25-023051L
			THIRD INSERTION NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE: 25-CA-002100 MAGGIE WHITE Plaintiff, vs. CONRAD KUNZE Defendants. (address unknown) YOU ARE HEREBY NOTIFIED that an action involving the: COMPLAINT TO QUIET TITLE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite Kevin C. Karnes Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907 Jun. 20, 27; Jul. 4, 11, 2025 25-022721L		
			FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-001285 CHEA AND KING INVESTMENTS, Plaintiff, v. EDWARD KULAS, MARY KULAS, ESTATE OF EDWARD KULAS, ESTATE OF MARY KULAS, UNKNOWN HEIRS OF EDWARD KULAS, UNKNOWN HEIRS OF MARY KULAS, NANCY M.S. NOCKS, ESTATE OF NANCY M.S. NOCKS AND UNKNOWN HEIRS OF NANCY M.S. NOCKS, Defendants. TO: EDWARD KULAS ADDRESS UNKNOWN MARY KULAS ADDRESS UNKNOWN ESTATE OF EDWARD KULAS ADDRESS UNKNOWN ESTATE OF MARY KULAS ADDRESS UNKNOWN UNKNOWN HEIRS OF EDWARD KULAS ADDRESS UNKNOWN UNKNOWN HEIRS OF MARY KULAS ADDRESS UNKNOWN NANCY M.S. NOCKS ADDRESS UNKNOWN ESTATE OF NANCY M.S. NOCKS ADDRESS UNKNOWN UNKNOWN HEIRS OF NANCY M.S. NOCKS ADDRESS UNKNOWN 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: EAST HALF OF LOT 1, BLOCK 20, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, Range 27 East, Lehigh Acres according to the map or plat thereof on file in the office of the clerk of the circuit court, recorded in plat book 15, page 36, public records, Lee County, Florida. East half of lot 13, block 38, unit 10, section 36, township 44 south, range 27 east, lehigh acres according to the map or plat thereof on file in the office of the clerk of the circuit court, recorded in plat book 15, page 54, 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 July 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 13 day of June, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap 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 Jun. 20, 27; Jul. 4, 11, 2025 25-022161L		

SAVE

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W/077

TAX DEEDS

FOURTH INSERTION

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

Tax Deed #:2025000302
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-21690 Year of Issuance 2023 Description of Property LOT 31, BLOCK 13, UNIT 3, SECTION 27, 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 18, PAGE 126, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 27-45-27-03-00013.0310
Names in which assessed: MISTY L MCCOLMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02189L

FOURTH INSERTION

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

Tax Deed #:2025000260
NOTICE IS HEREBY GIVEN that OSAMAH HASAN ALL IN ONE REALTOR 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: 23-01837 Year of Issuance 2023 Description of Property LOTS 53 AND 54, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A530
Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC, TISSA TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02167L

FOURTH INSERTION

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

Tax Deed #:2025000284
NOTICE IS HEREBY GIVEN that Morning 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: 23-03406 Year of Issuance 2023 Description of Property LOT 10 AND 11, BLOCK 4427, CAPE CORAL, UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-44-23-C2-04427.0100
Names in which assessed: KERRI PEREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02169L

FOURTH INSERTION

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

Tax Deed #:2025000389
NOTICE IS HEREBY GIVEN that Morning 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: 23-01676 Year of Issuance 2023 Description of Property LOTS 9 AND 10, BLOCK 2494, CAPE CORAL, UNIT 36, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C4-02494.0090
Names in which assessed: TICH0 REAL ESTATE LLC, VIACHESLAV SAVIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02166L

FOURTH INSERTION

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

Tax Deed #:2025000232
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-12645 Year of Issuance 2023 Description of Property LOT 13, BLOCK 12, PLAT OF UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00012.0130
Names in which assessed: ADRIAN ECCLESTON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02177L

FOURTH INSERTION

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

Tax Deed #:2025000243
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-12577 Year of Issuance 2023 Description of Property LOT 4, BLOCK 107, UNIT 12, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-12-00107.0040
Names in which assessed: YOJI SALAZAR 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02176L

FOURTH INSERTION

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

Tax Deed #:2025000234
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-12930 Year of Issuance 2023 Description of Property LOT 4, BLOCK 49, UNIT 4, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-04-00049.0040
Names in which assessed: CRYSTAL GREEN, GAYNELL GREEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02180L

FOURTH INSERTION

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

Tax Deed #:2025000292
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: 23-21270 Year of Issuance 2023 Description of Property LOT 8, BLOCK 86, UNIT 9, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00086.0080
Names in which assessed: J SOTO PEREZ, JACINTO SOTO PEREZ, TOMASA SOTO PEREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02187L

FOURTH INSERTION

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

Tax Deed #:2025000288
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: 23-20750 Year of Issuance 2023 Description of Property LOT 6, BLOCK 49, LEHIGH ACRES, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 78, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-08-00049.0060
Names in which assessed: WRA VDL101 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02184L

FOURTH INSERTION

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

Tax Deed #:2025000296
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: 23-20632 Year of Issuance 2023 Description of Property LOT 3, BLOCK 5, UNIT 1, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-01-00005.0030
Names in which assessed: JORGE A ALIAGA, JORGE ALIAGA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02183L

FOURTH INSERTION

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

Tax Deed #:2025000240
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-22112 Year of Issuance 2023 Description of Property LOT 12, BLOCK 46, UNIT 8, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 147, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0120
Names in which assessed: JOSE G CUEVAS, MARIA C CUEVAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02192L

FOURTH INSERTION

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

Tax Deed #:2025000290
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: 23-21155 Year of Issuance 2023 Description of Property LOT 15, BLOCK 39, UNIT 4, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-04-00039.0150
Names in which assessed: BULLDOG-REBEL 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.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02185L

FOURTH INSERTION

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

Tax Deed #:2025000238
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-22109 Year of Issuance 2023 Description of Property LOT 6, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0060
Names in which assessed: GABRIEL MENDOZA, MARTHA MENDOZA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02190L

FOURTH INSERTION

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

Tax Deed #:2025000252
NOTICE IS HEREBY GIVEN that Frank J. Celsnak & Marlene J Tr Utd 12/27/91 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08247 Year of Issuance 2023 Description of Property LOT 70, BLOCK B, MIROMAR LAKES-UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-46-25-06-0000B.0700
Names in which assessed: SOUTH GEORGIAN INVESTMENTS INC, SOUTH GEORGIAN INVESTMENTS INC., SOUTH GEORGIAN INVESTMENTS, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02174L

FOURTH INSERTION

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

Tax Deed #:2025000264
NOTICE IS HEREBY GIVEN that DAVID CHEON the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05643 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 1391, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-24-C2-01391.0010
Names in which assessed: BRIAN SIANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02171L

FOURTH INSERTION

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

Tax Deed #:2025000239
NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-22110 Year of Issuance 2023 Description of Property LOT 7, BLOCK 46, UNIT 8, LEHIGH ACRES, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE (S) 147, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-08-00046.0070
Names in which assessed: GABRIEL MENDOZA, MARTHA MENDOZA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02191L

FOURTH INSERTION

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

Tax Deed #:2025000274
NOTICE IS HEREBY GIVEN that Morning 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: 23-13458 Year of Issuance 2023 Description of Property UNIT 2309, BUILDING 23 OF WATERFORD VII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2496, PAGE 432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 05-48-26-B2-00823.2309
Names in which assessed: BARBARA JO GEARY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02181L

FOURTH INSERTION

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

Tax Deed #:2025000266
NOTICE IS HEREBY GIVEN that Morning 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: 23-05609 Year of Issuance 2023 Description of Property LOTS 51 AND 52, BLOCK 784, UNIT 22, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 TO 16, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00784.0510
Names in which assessed: CRAZY HEALTHY CHURCH, THOMAS E BURCHETTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 20, 27; Jul. 4, 11, 2025
25-02170L

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

V2025.07.03

--- ACTIONS / TAX DEEDS ---					
FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000270 NOTICE IS HEREBY GIVEN that Morning 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: 23-00948 Year of Issuance 2023 Description of Property LOTS 6, 7 AND 8, BLOCK 5086, UNIT 80, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 22, PAGES 140 THROUGH 159, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-43-23-C4-05086.0060 Names in which assessed: NICOLE RIVEROS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02164L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000235 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-21530 Year of Issuance 2023 Description of Property LOT 63, BLOCK 15, UNIT 8, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 26-45-27-08-00015.0630 Names in which assessed: DIAVAEH PROPERTIES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02188L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000323 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: 23-19500 Year of Issuance 2023 Description of Property LOT 17, BLOCK 63, UNIT 14, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 236, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 12-45-27-14-00063.0170 Names in which assessed: A L SOLETORMOS, ANDREW L.SOLETORMOS, ELIZABETH SOLETORMOS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 27; Jul. 4, 11, 18, 2025 25-02298L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000281 NOTICE IS HEREBY GIVEN that Morning 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: 23-00133 Year of Issuance 2023 Description of Property LOT (S) 67 AND 68, BLOCK 5441, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05441.0670 Names in which assessed: MOZZ 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 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02162L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000242 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-22236 Year of Issuance 2023 Description of Property COMMENCING AT A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST ON THE WEST LINE OF SECTION 1, 1123.68 FEET TO A STEEL PIN, THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 979.67 FEET TO A STEEL PIN ON THE CENTERLINE OF A 60 FOOT EASEMENT, THE POINT OF BEGINNING; CONTINUE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 244.54 FEET TO A STEEL PIN, THENCE NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST, 1069.37 FEET TO A STEEL PIN, THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 244.54 FEET TO A STEEL PIN, THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS EAST 1068.80 FEET TO A STEEL PIN, THE POINT OF BEGINNING. Strap Number 01-46-27-00-00001.0110 Names in which assessed: MIGUEL A RODRIGUEZ, MIGUEL RODRIGUEZ JR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02193L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000319 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: 23-19809 Year of Issuance 2023 Description of Property LOT 11, BLOCK 91, UNIT 17, SECTION 13, 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 18, PAGE 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-27-17-00091.0110 Names in which assessed: DONALD VETITOE, JEAN L. A. VETITOE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 27; Jul. 4, 11, 18, 2025 25-02302L
FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000144 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: 23-12041 Year of Issuance 2023 Description of Property LOT 1 & LOT 2, IN BLOCK 77, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 36-44-26-14-08077.0010 Names in which assessed: PETER FOREMAN, PETER FOREMAN LIFE ESTATE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02175L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000229 NOTICE IS HEREBY GIVEN that West Wind Breeze 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: 23-12844 Year of Issuance 2023 Description of Property LOT 10, BLOCK 53, REPLAT OF TRACT B, UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 186, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS ASSESSED UNDER 10-45-26-99-04053.0100 AS DESC IN OR 4516 PG 2118. Strap Number 10-45-26-04-00053.0100 Names in which assessed: NAZIR GHAFARY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02179L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000318 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: 23-19549 Year of Issuance 2023 Description of Property LOT 12, BLOCK 81, UNIT 17, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 239, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-17-00081.0120 Names in which assessed: LOUIS RENOR PIERRE & MARIE PIERRE LOUIS TRUST, MARIE PIERRE-LOUIS REVOCABLE LIVING TRUST DATED 8/28/18, RENOR PIERRE LOUIS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 27; Jul. 4, 11, 18, 2025 25-02163L	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000257 NOTICE IS HEREBY GIVEN that Roberta J Foley the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12766 Year of Issuance 2023 Description of Property LOT 22, BLOCK B, STONEYBROOK AT GATEWAY UNIT 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 83, PAGES 41-44, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-45-26-30-0000B.0220 Names in which assessed: CYNTHIA M GOMEZ, U.S. HOME CORPORATION All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/19/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 27; Jul. 4, 11, 18, 2025 25-02296L	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000249 NOTICE IS HEREBY GIVEN that Mercury Funding 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: 23-17074 Year of Issuance 2023 Description of Property LOT 3, BLOCK 28, UNIT 7, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-07-00028.0030 Names in which assessed: ANTHONY SAHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 08/12/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jun. 20, 27; Jul. 4, 11, 2025 25-02182L	

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

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ORANGE COUNTY

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