

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 for the Beach Road Golf Estates Community Development District ("District") will hold the following two public hearings and a regular meeting on August 18, 2025 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

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 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 2025/2026; 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.

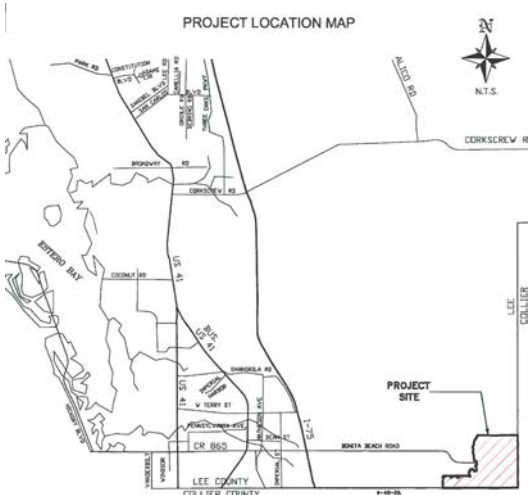
Description of Assessments
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is 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	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	1,459	1	\$235.52

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. **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.**

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.
District Manager



July 25, 2025 25-02739L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003871 IN RE: ESTATE OF SHARON E. MINNIS, Deceased.

The administration of the estate of Sharon E. Minnis, deceased, whose date of death was September 11, 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, Florida 33901. The names and addresses of the personal representative and the personal representative attorney are set forth below.

All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or 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.

FIRST INSERTION
NOTICE OF ACTION - COMPLAINT IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-000459 ENGLEWOOD GLASS & MIRROR & AUTO, INC., Plaintiff, vs. NANCY WHITE a/k/a NANCY NORDMANN, personally and as Trustee of the NANCY NORDMANN TRUST, Defendants. TO: NANCY WHITE a/k/a NANCY NORDMAN personally and as Trustee

of the NANCY NORDMAN TRUST. YOU ARE NOTIFIED that a civil action for Foreclosure of Construction Lien, Breach of Guarantee and Unjust Enrichment.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael L. Dear, Esq., the Petitioner's attorneys, whose address is The Law Office of Michael L. Dear, PLLC, 2600 East Robinson Street, Orlando, FL 32803 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 the Petitioner's attorneys or

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 25, 2025.

Brandy M. Smith
Petitioner

/s/ Ehren J. Frey
Ehren J. Frey, Esq.
Attorney for Petitioner
Florida Bar Number: 1005571
Zacharia Brown PC
26811 South Bay Drive, Unit 270
Bonita Springs, Florida 34134
Telephone: (239) 345-4545
Fax: (724) 942-6202
E-Mail: efrey@zacbrownlaw.com
Secondary E-Mail: hayley@zacbrownlaw.com
Jul. 25; Aug. 1, 2025 25-02729L

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 07/18/2025

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

Michael L. Dear, Esq.,
the Petitioner's attorneys,
The Law Office of Michael L. Dear, PLLC,
2600 East Robinson Street,
Orlando, FL 32803
Jul. 25; Aug. 1, 2025 25-02734L

FIRST INSERTION
VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Verandah West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025
TIME: 2:00 p.m.
LOCATION: 11390 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and 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 www.verandahcds.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Cleo Adams
District Manager
July 25; August 1, 2025 25-02740L

FIRST INSERTION
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Verandah East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025
TIME: 1:00 p.m.
LOCATION: 11390 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and 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 www.verandahcds.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Cleo Adams
District Manager
July 25; August 1, 2025 25-02741L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002215 Division: Probate IN RE: ESTATE OF ALFRED GOETZFRIED, Deceased.

The administration of the Estate of Alfred Goetzfried, 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, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or

demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is July 25, 2025.

Personal Representative:
Jeffrey Lee Goetzfried
4066 Kyndra Circle
Richardson, TX 75082
Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
Bruce Green Law Firm
12800 University Drive, Suite 320
Fort Myers, Florida 33907
Telephone: (239) 448-9555
Fax: (239) 448-9560
E-Mail: bruce@brucegreenlaw.com
Jul. 25; Aug. 1, 2025 25-02745L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1964 Division Probate IN RE: ESTATE OF JOSE ALBERTO GONZALEZ Deceased.

The administration of the estate of Jose Alberto Gonzalez, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 25, 2025.

Personal Representative:
John Paul Gonzalez
1053 NE Pine Island Lane
Cape Coral, Florida 33909
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
Jul. 25; Aug. 1, 2025 25-02721L

FIRST 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 8/12/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Debra Bitondo unit #00327; Brandy Stephenson unit #00330; Pricilla Santiago unit #01033; Sam Goff III unit #3043. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Jul. 25; Aug. 1, 2025 25-02715L

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 The Refined Ritual located at 3108 Del Prado Blvd S, Suite 2 in the City of Cape Coral, Lee County, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of July, 2025.
Inga Sarver
July 25, 2025 25-02717L

PUBLIC SALES / SALES / ESTATE ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Brightwater Community Development District

The Board of Supervisors (the “**Board**”) of the Brightwater Community Development District (the “**District**”) will hold a public hearing and a meeting on August 26, 2025, at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting www.brightwatercdd.org, or may be obtained by contacting the District Manager’s office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
35’	0.70	\$1,333.90	\$296,126.03	\$1,419.04	\$315,027.70
50’	1.00	\$1,905.57	\$419,226.05	\$2,027.21	\$445,985.16
Total			\$715,352.08		\$761,012.85

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

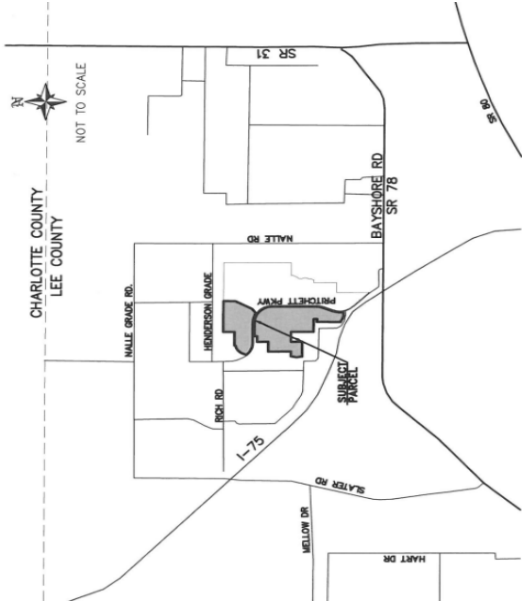
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Audette Bruce
District Manager



July 25, 2025

25-02771L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001388
BONITA BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
AMY L. JENSEN AND UNKNOWN TENANT,
Defendant(s).
NOTICE IS GIVEN that pursuant to a Final Judgment or Foreclosure filed July 18, 2025, in Case No. 25-CA-001388, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, in which BONITA BAY CON-

DOMINIUM ASSOCIATION, INC. is the Plaintiff and Amy L. Jensen the Defendant(s), I will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 4 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
Unit No. B-102 of WILD PINES OF BONITA BAY, a Condominium, according to The Declaration of Condominium thereof, as recorded in O.R. Book 1819, Page 1221, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 12, Page 62, Public Records of Lee County, Florida.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
DATED ON 07/22/2025
Kevin C. Karnes
Clerk of the Circuit Court & Comptroller
(SEAL) By: T. Mann
As Deputy Clerk
Submitted By: ATTORNEY FOR PLAINTIFF
KAYE BENDER REMBAUM, PLLC
1200 Park Central Boulevard
Pompano Beach, FL 33064
Phone: (954) 928-0680
Fax: (954) 772-0319
Jul. 25; Aug. 1, 2025

25-02767L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CC-000025
KELLY GREENS MASTER ASSOCIATION, INC.,
Plaintiff, vs.
COCO HAMMOCK ASSETS, LLC,
e al.,
Defendants.
Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure (Count I) filed the 14th day of July, 2025, in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case

No. 25-CC-000025, wherein KELLY GREENS MASTER ASSOCIATION, INC. is the Plaintiff and COCO HAMMOCK ASSETS, LLC, CATHERINE S. CRANDELL, and JAMES CRANDELL are the Defendants. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on August 21, 2025 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:
Lot 17, Block D, KELLY GREENS, UNIT 4, according to the Plat thereof as recorded in Plat Book 42, Page 74, 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 in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.
Dated on this 07/21/2025,
Kevin C. Karnes,
Clerk of the Circuit Court (SEAL) By: N Wright Angad
Deputy Clerk
Keith H. Hagman, Esq.,
P.O. Box 1507,
Fort Myers, Florida 33902
keithhagman@paveselaw.com
Jul. 25; Aug. 1, 2025

25-02768L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000500
ANDREWS FEDERAL CREDIT UNION,
Plaintiff, vs.
LUKEUS ALLEN, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000500 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Andrews Federal Credit Union is the Plaintiff and Lukeus Allen; Jessica Allen; Department of Commerce Federal Credit Union are the Defendants, that I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, beginning at 09:00 AM on the 21st day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF LOT 22, WALDENS RIVIERA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN SOUTH 66.85 FEET; THENCE WEST 385.0 FEET TO THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; THENCE SOUTH 173.15 FEET; THENCE WEST 125.0 FEET; THENCE NORTH 10 DEGREES 01' 01" EAST 151.22 FEET TO THE ARC OF CURVE HAVING FOR ITS ELEMENTS A CHORD BEARING ON NORTH 65 DEGREES 00' 30" EAST, A RADIUS OF 50 FEET, A DELTA ANGLE OF 70 DEGREES 01' 01" BEARING LEFT, AND AN ARC OF SAID CURVE 61.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.10 FEET; THENCE EAST 46.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:
FROM THE INTERSECTION OF THE CENTERLINES OF MCGREGOR BOULEVARD AND WALDEN DRIVE, AS SHOWN ON PLAT OF WALDENS RIVIERA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 68 DEGREES 25' 15" WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 151.174 FEET TO THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 325 FEET, A DELTA ANGLE OF 23. DEGREES 34' 45", BEARING LEFT, AND AN ARC OF 122.404 FEET, THENCE ALONG THE ARC OF SAID CURVE 122.404 FEET TO THE P.T. OF SAID CURVE; THENCE RUN WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 799.158 FEET TO THE

P.O.B. OF THE CENTERLINE OF A PROPOSED 60 FOOT ROADWAY EASEMENT, SAID POINT ALSO BEING THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00'; BEARING LEFT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 45 DEGREES 00' WEST, ALONG THE CENTERLINE OF SAID EASEMENT, 44.54 TO THE P.C., OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 60.36 FEET, A DELTA ANGLE OF 45 DEGREES 00' BEARING RIGHT, AND AN ARC OF 47.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.41 FEET TO THE P.T. OF SAID CURVE; THENCE WEST ALONG THE CENTERLINE OF SAID EASEMENT 358.15 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC BEING PART OF SAID ROAD EASEMENT.
TAX ID: 34-44-24-P3-00007.0000
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Dated this 22 day of July, 2025.
Kevin Karnes
As Clerk of the Court (SEAL) By: T. Mann
As Deputy Clerk
Brock & Scott PLLC
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File No. 24-F02750
Jul. 25; Aug. 1, 2025

25-02761L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002092
IN RE: ESTATE OF ILSE M. AST
Deceased.
The administration of the estate of Ilse M. Ast, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 25, 2025.
Personal Representative:
Lesley Holman
1342 Colonial Boulevard Suite K-232
Ft. Myers, Florida 33907
lrholman1963@gmail.com
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
Jul. 25; Aug. 1, 2025

25-02769L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2159
IN RE: ESTATE OF CHARLES F. ULLRICH
Deceased.
The administration of the estate of Charles F. Ullrich, 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 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 25, 2025.
Personal Representative:
Kathleen Hennion
14 Poplar Street
Dumont, New Jersey 07628
Attorney for Personal Representative: Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail: denise.edwards@henlaw.com
Jul. 25; Aug. 1, 2025

25-02770L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2183
IN RE: ESTATE OF TERRI L. WILSON,
Deceased.
The administration of the estate of TERRI L. WILSON, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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, 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 25, 2025.
Personal Representative:
Brendan Carlton
4301 NW 36th Pl.
Cape Coral, FL 33993
Attorney for Personal Representative: Luke X. Johnston, Esquire
Attorney for Petitioner
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattleman Road,
Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: ljohnston@leeandevans.com
Jul. 25; Aug. 1, 2025

25-02777L

PUBLIC SALES / ESTATE

FIRST INSERTION	
NOTICE OF PUBLICATION TO WHOM IT MAY CONCERN Notice is hereby given of intention to apply to the 2026 Regular Legislative Session or subsequent session held in 2026 (or after) of the State of Florida Legislature for passage of a bill to provide relief to Patricia I. Ermini for injuries and damages sustained by Patricia I. Ermini arising out of a lawsuit from a wellness check that occurred on March 23, 2012, in Lee County, Florida and involving the Lee County Sheriff's Department as a result of the negligence of its employees, Richard Lisenbee and Robert Hamer and providing an effective date. The name of the claimant is Patricia I. Ermini. The total amount of the claim sought through the claims bill process is \$626,769.93 (Six hundred twenty-six thousand, seven hundred sixty-nine dollars and ninety-three cents). Counsel for Plaintiff is COLLEEN J. MACALISTER, ESQ., Florida Bar Number 0804711, LAW OFFICES OF COLLEEN J. MACALISTER, P.A., 5061 Napoli Drive, Naples, Florida 34103. A bill to be entitled An act for the relief of Patricia Ermini by the Lee County Sheriff's Office; providing for an appropriation to compensate her for injuries sustained as a result of the negligence of the Lee County Sheriff's Office; providing a limitation on the payment of compensation and attorney fees; providing an effective date. WHEREAS, on the evening of March 23, 2012, 71-year-old Patricia Ermini spoke on the telephone with her daughter, Robin Lacasse, who found that her mother was extremely upset in the wake of her contentious and expensive divorce after a brief marriage, and WHEREAS, Ms. Lacasse suggested to her mother that she hang up, take some time to calm down, and, afterward, call her back, which her mother did; however, Ms. Lacasse missed her mother's call, and WHEREAS, when Ms. Ermini failed to reach her daughter, she went to bed in her bedroom, which was being cooled by a window air conditioner, and WHEREAS, over the course of half an hour, Ms. Lacasse repeatedly tried to return her mother's call, and, when her mother did not answer, Ms. Lacasse called the Lee County Sheriff's Office (LCSO) to request that a well-being check be conducted to determine whether her mother was safe, and WHEREAS, shortly before 9 p.m., LCSO dispatch relayed the call for a well-being check to Deputy Charlene Palmese, with Deputies Richard Lisenbee and Robert Hamer also responding to the call, conveying the following information to the deputies: Ms. Ermini's name and age; that the request for a well-being check had been initiated by Ms. Ermini's daughter, who did not reside in Lee County and was afraid for her mother's life; that Ms. Ermini was in the middle of a difficult divorce; that	
Ms. Ermini had told her daughter that she "couldn't take it anymore"; that Ms. Ermini's daughter was worried that Ms. Ermini might commit suicide; that Ms. Ermini had never threatened suicide before; that Ms. Ermini did not suffer from mental illness; and that Ms. Ermini had a gun and might have been drinking, and WHEREAS, at the time of the call, Deputy Lisenbee was on probation and undergoing remedial training, in part because of his demonstrated inability to control scenes or suspects through verbal commands, and he later told investigators that he could not recall receiving training in the conduct of well-being checks, and WHEREAS, Deputy Palmese had completed her field training only a few days before the call, during which she received instruction on how to respond to a well-being check, but she later told investigators that she could not recall whether, at the time of the call, she had ever actually participated in a well-being check, and WHEREAS, Deputy Hamer had been to many suicide threat calls, and he made it a practice to carry his rifle when it was known that a firearm was present on the premises where the subject of the call was located, and WHEREAS, Deputy Lisenbee, who was the first to arrive at Ms. Ermini's home in response to the call, observed that there were no lights on in the home when he arrived and, after a brief exterior check, went to the front door, where he secured a screen door in the open position, knocked on the door, and announced, "Sheriff's Office," to no response, and WHEREAS, Deputy Lisenbee determined that the front door was unlocked, opened the door, and again said, "Sheriff's Office," followed by "Anyone here? Anyone home?" to no response, and WHEREAS, Deputy Palmese was second to arrive, followed by Deputy Hamer, who, like the other deputies, parked out of view from inside the residence, and WHEREAS, Deputy Hamer retrieved from the trunk of his vehicle his AR-15 rifle, which was equipped with a flashlight and a sighting device that allowed him to find his target more quickly and easily, and WHEREAS, Deputy Hamer determined that the three deputies, all of whom were wearing dark green uniforms, should go into the residence to clear the house, and WHEREAS, Deputy Hamer activated the flashlight on his rifle, and Deputy Lisenbee announced "Sheriff's Office" once or twice more before they entered the home, after which they proceeded to move about the dark residence in silence as they cleared the living room, finally arriving at the primary bedroom, which had double doors, both of which were closed, and WHEREAS, without knocking or	
first announcing their presence, Deputy Lisenbee opened the right-hand bedroom door and shined his flashlight on a female, who appeared to be asleep on the bed wearing only undergarments, and WHEREAS, after Deputy Lisenbee entered the bedroom doorway, he announced, "Sheriff's Office. Are you okay?" to which the woman responded, "Who's there? Who's there?," and WHEREAS, Deputy Lisenbee said, "Sheriff's Office. We're here to make sure you're okay. Are you okay?," and WHEREAS, Deputy Lisenbee said that, although the woman may have sounded frightened, he did not temper his tone, nor did he ever shine his flashlight on himself to allow Ms. Ermini to see that he was, in fact, a uniformed officer, and WHEREAS, Deputy Hamer said he heard Ms. Ermini say, "What are you doing here? I have a gun," and WHEREAS, Deputy Hamer later acknowledged that he didn't know whether Ms. Ermini had heard or understood Deputy Lisenbee, yet nonetheless, he turned off the flashlight on his gun, "took the point," and stepped in front of Deputy Lisenbee because, he said, he had more weaponry, was the senior officer on scene, and had significantly more gun range time, and WHEREAS, terrified, Ms. Ermini told the person at the doorway, whom she perceived as an intruder, to get out of her house "because [she had] a gun" and, with that, jumped up from the bed and hid behind the still-closed left-hand bedroom door, and WHEREAS, it remains unclear whether Ms. Ermini grabbed her gun as she ran to shelter behind the door, and WHEREAS, as Ms. Ermini tried to look around the bedroom door, she was shot multiple times, with Deputy Hamer firing seven rounds from his rifle through the closed bedroom door, and WHEREAS, according to the chief crime scene investigator, a bullet fired through the middle of the door struck Ms. Ermini in her left leg, shattering her femur and causing her to fall backward onto the floor; another bullet hit her in the upper right arm, leaving a portion of her upper arm missing; and a third bullet caused a graze wound across the back of her head, and WHEREAS, a wood splinter from the door lodged in her right eye, temporarily blinding her in that eye, and WHEREAS, it was less than 2 minutes from the time of entry until Ms. Ermini was shot multiple times and fell to the floor, and WHEREAS, Deputy Hamer notified dispatch of the shooting and continued to sweep the bedroom before finally delivering first aid to Ms. Ermini, whom he handcuffed because she was still alive and therefore posed a possible threat to the deputies, and WHEREAS, Lee County Emergency Medical Services (EMS) were dispatched at the same time as the officers	
and were waiting just two blocks away, which likely saved Ms. Ermini's life, and WHEREAS, when the lead paramedic for EMS arrived, he determined that Ms. Ermini had life-threatening injuries to the front and back of her left leg and to the front and back of her right arm, and a laceration to the back of her head just above the neckline, and WHEREAS, Ms. Ermini repeatedly asked the paramedic why she had been shot, who the intruders were, and why they were in her home, and WHEREAS, Ms. Ermini's most grievous injury was the shattered femur in her left leg, and moving her caused her significant blood loss and excruciating pain, and WHEREAS, Ms. Ermini was taken to Lee Memorial Hospital in critical condition and later admitted to the intensive care unit, and WHEREAS, in addition to the gunshot wounds, Ms. Ermini had numerous wounds on her face from the wood splinters from the bedroom door, and WHEREAS, an LCSO lieutenant who followed the ambulance to the hospital initially refused the emergency room doctor's request to remove the handcuffs from Ms. Ermini; emergency room staff were told that Ms. Ermini "tried to kill a cop"; and Ms. Ermini's family members were denied visitation, and WHEREAS, doctors were able to save Ms. Ermini's eye with surgery, but her vision has deteriorated since the incident, and WHEREAS, Ms. Ermini required multiple surgeries to repair her femur and address her wounds, including multiple skin grafts on her shoulder, and WHEREAS, after discharge, she suffered a severe septic infection that caused her tremendous pain, and the pain medications she was prescribed induced debilitating paranoia, and WHEREAS, on March 24, 2012, Sheriff Mike Scott told the news media that Ms. Ermini shot at deputies who had responded to a well-being check and that they returned fire, which directly contradicts Deputy Hamer's statement, in which he indicated that he shot first, and WHEREAS, on March 29, 2012, Ms. Ermini was arrested in the intensive care unit on two counts of aggravated assault on a law enforcement officer, which the state attorney declined to prosecute, and WHEREAS, Ms. Ermini was an emergency room nurse in South Florida for many years and had worked with law enforcement officers, no evidence was ever produced that she had any animus toward law enforcement officers, and it is still disputed that Ms. Ermini's weapon was discharged during the encounter, and WHEREAS, Ms. Ermini remained hospitalized for about 30 days and has never fully recovered from her injuries, and	
WHEREAS, Ms. Ermini continues to suffer acute pain, fatigue, and a limited range of motion due to the gunshot wound to her upper arm, all of which impair her ability to accomplish many of the activities of daily living, and she also suffers from debilitating posttraumatic stress disorder, and WHEREAS, Ms. Ermini was forced to sell her home because she cannot afford in-home assistance, and WHEREAS, Deputy Lisenbee and Deputy Hamer were terminated by the LCSO shortly after the incident, the latter for "conduct unbecoming," and WHEREAS, in November 2015, Ms. Ermini filed suit against LCSO and the individual deputies involved in the call, and WHEREAS, on January 12, 2018, after a 4-day trial, a jury that included a retired law enforcement officer awarded \$1 million in damages to Ms. Ermini for her pain and suffering, and WHEREAS, after apportionment of 75 percent of the fault to LCSO, a judgment was entered in Ms. Ermini's favor for \$750,000, and WHEREAS, ultimately, after numerous procedural attempts by LCSO to overturn the judgment, the United States Court of Appeals for the 11th Circuit affirmed the judgment of the United States District Court in Ms. Ermini's favor, and on or about December 9, 2019, the Florida Sheriffs Risk Management Fund, on behalf of its insured, the Lee County Sheriff's Office, paid the statutory limit of \$200,000 in damages under section 768.28, Florida Statutes, and WHEREAS, this claim bill is for recovery of the excess judgment in the amount of \$550,000, plus interest and taxable trial costs and appellate costs awarded to Ms. Ermini in the amount of \$76,769.93, for a total claim of \$626,769.93, NOW, THEREFORE, Be It Enacted by the Legislature of the State of Florida: Section 1. The facts stated in the preamble to this act are found and declared to be true. Section 2. The Lee County Sheriff's Office is authorized and directed to appropriate from funds not otherwise encumbered and to draw a warrant in the sum of \$626,769.93 payable to Patricia Ermini as compensation for injuries and damages sustained. Section 3. The amount paid by the Lee County Sheriff's Office, pursuant to s. 768.28, Florida Statutes, and the amount awarded under this act are intended to provide the sole compensation for all present and future claims arising out of the factual situation described in this act which resulted in injuries and damages to Patricia Ermini. The total amount paid for attorney fees relating to this claim may not exceed 25 percent of the total amount awarded under this act. Section 4. This act shall take effect upon becoming a law. July 25, 202525-02760L	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002236 IN RE: ESTATE OF KATHLEEN ANNE DIGREGORIO Deceased. The administration of the estate of KATHLEEN ANNE DIGREGORIO, deceased, whose date of death was June 5, 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 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 25, 2025. Personal Representative: MATTHEW J. DIGREGORIO 116 Rolling Meadows Drive Holliston, MA 01746 Attorney for Personal Representative: Neil R. Covert, Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com Jul. 25; Aug. 1, 202525-02778L	
FIRST INSERTION	
NOTICE OF PUBLIC SALE Power Stroke Performance Specialties, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 8/18/2025 at 8:30 am at 5660 Division Rd, Fort Myers, FL 33905. Please call (239) 338-8137 to arrange payment of \$1,129 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids. 2003 FORD VIN# 1FDXW47P23ED85023 July 25, 202525-02781L	

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

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 25, 2025.

/s/ Sue M. Yerkes
Sue M. Yerkes,
Personal Representative
4617 E Maya Way,
Cave Creek, AZ 85331
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for Personal Representative
Jul. 25; Aug. 1, 202525-02779L

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 25, 2025.

Personal Representative:
Nancy Perez
9287 Aegean Cir
Lehigh Acres, Florida 33936
Attorney for Personal Representative:
/s/Lance M. McKinney
Lance M. McKinney, Attorney
Florida Bar Number: 882992
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: lancem@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
Jul. 25; Aug. 1, 202525-02787L

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 25, 2025.

Personal Representative:
Carol J. Painter
Carol J. Painter A/K/A
Carol Jean Painter
Deceased.
The administration of the estate of Carol J. Painter a/k/a Carol Jean Painter, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL ACTION

CASE NO.: 24-CA-006283

DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs.

BIANCA PORTIA LARI AKA BIANCA P. LARI AKA BIANCA LARI , et al, Defendant(s).

To: BIANCA PORTIA LARI AKA BIANCA P. LARI AKA BIANCA LARI

Last Known Address: 563 S Flamingo Ave

Lehigh Acres, FL 33974

Current Address: Unknown

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

LOT 4, BLOCK 46, UNIT 9, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 563 S FLAMINGO AVE, LEIGH ACRES, FL 33974

has been filed against you and you are required to file written defenses with

the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 14th day of May, 2025.

KEVIN C. KARNES

Clerk of the Circuit Court (SEAL) By: K. Harris

Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 24-030073
Jul. 25; Aug. 1, 202525-02747L

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. 19-CA-005577

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs.

DALE A. MAYBIN , et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2024, and entered in 19-CA-005577 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and DALE A. MAYBIN; UNKNOWN SPOUSE OF DALE A. MAYBIN 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 30, UNIT 8, SECTION 21, TOWN-

SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 263, PAGE 356, AND PLAT BOOK 15, PAGES 30 AND 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1019 LINCOLN AVE., LEHIGH ACRES, FL 33972

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 07/22/2025

Kevin C. Karnes

As Clerk of the Court (SEAL) By: N Wright Angad

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
19-355570 - MaM
Jul. 25; Aug. 1, 202525-02758L

FIRST INSERTION

NOTICE OF SALE

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

CIVIL ACTION

Case No. 2024- CA- 5002

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC , a Florida Not for Profit Corporation, Plaintiff, v.

CARLAE I. MARS, UNKNOWN SPOUSE OF CARLAE I. MARS AND UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

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

Condominium Unit No. 101-A, THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC., a condominium building, all as set out in the Declaration of Condominium and exhibits annexed thereto recorded in O.R. Book 581, Page 128, Public Records of Lee County, Florida and as described by the plans thereof recorded in Condominium Plat Book 1, Pages 229-233, Lee County Public Re-

cords. The above description and conveyance includes, but is not limited to all appurtenances to the Condominium Unit above described and particularly the exclusive right to Parking Space No. 101-A, and including the undivided interest in the common elements of the said Condominium. Parcel ID #34-44-27-25-0000A.1010

At public sale, to the highest and best bidder, for cash, on August 14, 2025, beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 07/22/2025

Kevin C. Karnes,

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

Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
Attorney for Plaintiff
kmace@gadclaw.com and
jmorningstar@gadclaw.com
Jul. 25; Aug. 1, 202525-02756L

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-006814

LOAN FUNDER LLC, SERIES 71167, Plaintiff, vs.

AKO INVESTMENT LLC, a Florida Limited Liability Company; HAIM D. OHANA; SAHAR SHAMRAM; FLORIDA DEPARTMENT OF REVENUE, Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on June 24, 2025 in the Civil Case No. 24-CA-006814 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 AUGUST 7, 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:

Lot 3, Block 1182, Cape Coral, Unit 20 Part 2, according to the plat thereof as recorded in Plat Book 19, Page 43, Public Records of Lee County, Florida.

Property address is commonly known as: 1741 Southeast 29th Lane, Cape Coral, FL 33904

Parcel Identification Number: 32-44-24-C4-01182.0030

Folio Number: 10183110

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 07/21/2025

Kevin C. Karnes

Deputy Clerk

CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) By: N Wright Angad

Jul. 25; Aug. 1, 202525-02752L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-013007

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.

KATHLEEN RYAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 12, 2025, and entered in 23-CA-013007 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and KATHLEEN RYAN; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on August 14, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 34, LEHIGH ACRES, UNIT 4, SECTION 12, TOWNSHIP, 44 SOUTH, RANGE 26 EAST, A SUBDIVISION ACORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2916 47TH STREET W, LEHIGH ACRES, FL 33971

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

Dated this day of 07/22/2025

Kevin C. Karnes

As Clerk of the Court (SEAL) By: N Wright Angad

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
23-159297 - MaM
Jul. 25; Aug. 1, 202525-02757L

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 - 2811

RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC., A Florida Not-for-profit Corporation, Plaintiff, v.

JAMES FAULKNER, UNKNOWN SPOUSE OF JAMES FAULKNER AND UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

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

Unit 1502-N, of RIVA DEL LAGO CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Instrument No. 2005000128203, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID # 26-45-24-08-0000N.1502

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 07/21/2025

Kevin C. Karnes,

As Clerk of the Court (SEAL) By: N Wright Angad

Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
Attorney for Plaintiff
kmace@gadclaw.com and
jmorningstar@gadclaw.com
Jul. 25; Aug. 1, 202525-02751L

FIRST INSERTION

NOTICE OF SALE

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

Case No. 2025-CC-001849

CALOOSA LAKES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

DUSTIN J. DEMARCO, Defendant,

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 21, 2025, by the Circuit Court of Lee County, Florida, the property described as:

Lot 93, Caloosa Lakes Phase 1, according to the Plat thereof as recorded in Instrument Number 2006-358513, of the Public Records of Lee County, Florida, and more commonly known as 10337 Canal Brook Lane, Lehigh Acres, FL 33936 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Lee County Clerk of Court, electronically online at www.lee.realforeclose.com at 9:00 A.M.

on August 14, 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 within sixty (60) days after the sale.

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 21st day of July 2025.

Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: T. Mann

Deputy Clerk

07/22/2025

/s/ Tiffany Love
Tiffany Love Esq.
Florida Bar No.: 92884
Tiffany.Love@arlaw.com
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5541
Facsimile: (813) 227-5641
Attorneys for Plaintiff
Jul. 25; Aug. 1, 202525-02762L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000597

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, 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: 23-17240

Year of Issuance 2023

Description of Property LOT 20, BLOCK 23, UNIT 6, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 42, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 28-44-27-06-00023.0200

Names in which assessed: COMFORT USUKUMAH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller

Jul. 25; Aug. 1, 8, 15, 2025

25-02706L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000594

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, 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: 23-20883

Year of Issuance 2023

Description of Property LOT 15, BLOCK 6, UNIT 2, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 23-45-27-02-00006.0150

Names in which assessed: GLORIA ALCIRA ROMERO, HECTOR MANUEL ALDANA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller

Jul. 25; Aug. 1, 8, 15, 2025

25-02710L

FIRST INSERTION

PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 unless paid in cash the day of sale for release of vehicle. Owner or person claiming interest or a lien on the vehicle may file a demand for hearing with the Clerk of Court or post a cash or surety bond in the amount stated in invoice before date of auction with the Clerk of Court.

SALE DATE AUGUST 25,2025

OLD NEWS INC (239)317-4490

3539 CLEVELAND AVE FT MYERS FL 34105 VOLK 3VWD07AJ6FM237144

\$3,225.00

SOUTHPORT TRUCK GROUP (239)210-9480

16110 LEE RD FT MYERS FL 1998 FRHT 1FV3HF4A4WH918719

\$7,449.47

July 25, 202525-02749L

25-02710L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025000595

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, 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: 23-13269

Year of Issuance 2023

Description of Property N1/2 OF NE1/4 OF SW1/4 OF NE1/4 OF NW1/4 OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

AKA 117B TIMBER TRAILS.

Strap Number 15-45-26-L1-U9840.8750

Names in which assessed: CHARLES M WEAVER, CHARLES WEAVER, PAULA A WEAVER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller

Jul. 25; Aug. 1, 8, 15, 2025

25-02701L

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

4200678-V9

--- PUBLIC SALES / SALES ---			
FIRST INSERTION			
AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 21-CA-5951 REGIONS BANK, Plaintiff, v. SNOW MASS PROPERTY LLC, ACCAMI INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMISSIONERS, TRUE VALUE COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC., FIREPOWER FIREWORKS, INC., and JOHN/ JANE DOES I AND II. Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated July 14, 2025, entered in Case No. 2021-CA-5951 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which REGIONS BANK, is the Plaintiff, and SNOW MASS PROPERTY LLC, ACCAMI INC., ACCAM LLC, COLLIER COUNTY BOARD OF COMMISSIONERS, TRUE VALUE COMPANY, SANIBEL CAPTIVA COMMUNITY BANK, ALFRED M. MUELLER, UNCLE AL'S SEASONAL RETAIL, INC., FIREPOWER FIREWORKS, INC. and JOHN / JANE DOES I AND II et. al., are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on 14th day of August 2025, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Amended Final Judgment of Foreclosure: Lee County Real Property: A tract or parcel of land lying in the Northwest quarter (NW 1/4) of Section 18, Township 45 South, Range 25 East, Lee County, Florida, which lot or parcel is described as follows: From the Northwest corner of said Section 18 run North 89°00'36" East along the North line of said Section for 199 feet more or less to the East right-of-way line (65 feet from the center-line) of the Seaboard Coast Line Railroad; thence continue North 89°00'36" East along said North line for 445.45 feet to the West line of a 12.5 feet wide strip for drainage and public utilities purposes lying adjacent to Canal Road (100 feet wide); thence run South 00°01'25" East along said West line of said strip for 393.42 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue South 00°01'25" East along said West line for 221.06 feet to an intersection with the centerline of a 40 feet wide drainage easement; thence run South 88°45'50" West along said centerline for 291.41 feet; thence run South 78°03'12" West along said centerline for 149.58 feet to an intersection with said East right-of-way line of said Seaboard Coast Line Railroad; thence run North 00°40'41" West along said East right-of-way line for 250.72 feet; thence run South 89°00'38" East for 440.62 feet to the Point of Beginning. With an address of 12090 Metro Parkway, Fort Myers, Florida 33966. All buildings, structures and other improvements now or here-			
after located on, above or below the surface of the real property described on Exhibit "A" attached to this Financing Statement, or any part or parcel thereof (the "Mortgaged Property"), together with: (a) All rights, title and interest of Debtor in and to the minerals, topsoil, muck, peat, humus, sand, common clay, flowers, shrubs, crops, trees, timber and ail other emblems now or hereafter on said Mortgaged Property or under or above the same or any part or parcel thereof. (b) All and singular the tenements, hereditaments, easements, riparian and littoral rights, and appurtenances thereunto belonging or in any wise appertaining, whether now owned or hereafter acquired by Debtor, and including all rights of ingress and egress to and from property adjoining the Mortgaged Property (whether such rights now exist or subsequently arise) together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, homestead, dower, right of dower, elective share, separate estate, property, possession, claim and demand whatsoever of Debtor of, in and to the same and of, in and to every part and parcel of the Mortgaged Property. (c) All machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the Mortgaged Property and Including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever except consumer goods (other than those consumer goods in which Secured Party has a purchase money security interest), whether now owned or hereafter acquired, now or hereafter located in, upon or under said Mortgaged Property or any part thereof and used or usable in connection with any present or future operation of said Mortgaged Property and now owned or hereafter acquired by Debtor, including, but without limiting the generality of the foregoing, all heating, air-cooling, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits, switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, furnaces, oil burners or units thereof; appliances; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the land and Installed or intended to be installed therein, Including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard, cabinets, nails, sinks, toilets, furnaces, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and refrigerating, cooking, heating and ventilating appliances and equipment; together with all proceeds, additions and accessions thereto and replacements thereof. (d) All of the water, sanitary and storm sewer systems now or hereafter owned by Debtor which are now or hereafter located by, over, and upon the Mortgaged Property, or any part and parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances. (e) All paving for streets, roads, walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Mortgaged Property. (f) Any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the Mortgaged Property, to the extent of all amounts which may be secured by that certain Mortgage given by Debtor to Secured Party on or about the date hereof which encumbers the Mortgaged Property (the -Mortgages) at the date of receipt of any such award or payment by Secured Party and of the reasonable attorney's fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment. (g) All of the right, title and Interest of Debtor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of the Mortgage, and all proceeds or sums payable for the loss of or damage to (a) any property encumbered by the Mortgage, or (b) rents, revenues, Income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the Mortgaged Property. Collier County Real Property Lot 11, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 136, inclusive, of the Public Records of Collier County, Florida. and Lot 10, Block 230, GOLDEN GATE UNIT 7, according to the map or plat thereof as recorded in Plat Book 5, pages 135 to 146, inclusive, of the Public Records of Collier County, Florida. Together with all existing and subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way and appurtenances; all water, water rights, watercourses and ditch rights(including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to the Real Property, including without limitation all minerals, oil, gas, geothermal and similar matters. Personal Property All inventory, equipment, accounts, chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles(including but not limited to all software and all payment intangibles); all fixtures; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property of Debtor. The following motor vehicles and trailers: 1) DODGE 1500; VIN: 1D7H-A18D14J255436; Year: 2004. 2) FORD E350; VIN: 1FDWE35L14HB04189; Year 2004. 3) DODGE 3500; VIN: 3D7M-S48C65G818780; Year 2005. 4) 8' x 24' GOOSENECK CTRA TRAILER; VIN: 4YMG-D242X5G102749; Year 2005. 5) 8' x 16' GRANITE STAGE TRAILER. 6) 6' x 10' x 20' EQUP TRAILER; VIN: 4Y3US2025YS006547; Year 2000. 7) 5' x 12' MOBILE MFG SLT5000 TRAILER; VIN: 1M9KA1218V1319254; Year 1997. 8) 6' x 15' CRONKHITE 4200ESA TRAILER; VIN: 47342202741111099 And ALL BUSINESS ASSETS of Debtor, whether now owned or hereafter acquired, together with all replacements, accessions, proceeds, and products of the foregoing, wherever located. 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 15th day of July, 2025. 07/17/2025 Kevin C. Karnes CLERK OF COURT LEE COUNTY, FLORIDA (SEAL) N Wright Angad DC			
/s/ Dana L. Robbins-Boehner Dana L. Robbins-Boehner, Esquire Fla. Bar No: 100626 Eric S. Golden, Esquire Florida Bar No. 146846 BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: drobbins-boehner@burr.com and egolden@burr.com Secondary E-Mail Addresses: mguerra@burr.com and dmorse@burr.com Attorneys for Plaintiff 46622109 v1 Jul. 25; Aug. 1, 2025 25-02713L			
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. 23-CA-011769 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ROSANN MULLINEAUX; UNKNOWN SPOUSE OF ROSANN MULLINEAUX; DAVID R. DIGREGORIO; ANTHONY DIGREGORIO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed			
June 24, 2025 and entered in Case No. 23-CA-011769, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and ROSANN MULLINEAUX; UNKNOWN SPOUSE OF ROSANN MULLINEAUX; DAVID R. DIGREGORIO; ANTHONY DIGREGORIO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 21, 2025, the following described property as set forth in said Final Judgment, to wit:			
CONDOMINIUM UNIT 1-202, BUILDING NO 1, PALOMA AT PALMIRA GOLF AND COUNTRY CLUB, A CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4527, PAGE 3049, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the			
lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this 21 day of July, 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.: 23-01347 JPC V6.20190626 Jul. 25; Aug. 1, 2025 25-02743L			
FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-004792 ARGOLICA, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE			
ESTATE OF LEILA BARREIRO, DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on August 7, 2025 at 9:00 am, EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida: THE EAST 53 FEET OF LOT 14 AND THE WEST 29 FEET OF LOT 15, OF THAT CERTAIN SUBDIVISION KNOWN AS BOWLING GREEN, UNIT TWO, ACCORDING TO THE			
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 02-45-24-P2-00800.0140 PROPERTY ADDRESS: 1637 MERRIMACK CT, FORT MYERS, FL 33907 pursuant to a Final Judgment of Foreclosure entered in Case No. 24-CA-004792 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.			
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the			
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. WITNESS MY HAND and seal of this Court on 07/18/2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright Angad Deputy Clerk Law Offices of Damian G. Waldman, Esq. PO Box 5162, Largo, FL 33779 service@dwaldmanlaw.com; 727-538-4160 Jul. 25; Aug. 1, 2025 25-02736L			

FIRST INSERTION	
CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Cape Coral Town Center Community Development District ("District") will hold a public hearing and regular meeting as follows:	
DATE: August 19, 2025 TIME: 11:00 AM LOCATION: Cape Coral-Lee County Public Library Conference Room 921 S.W. 39th Terrace Cape Coral, FL 33914	

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Jane Gaarlandt District Manager Jul. 25; Aug. 1, 2025	25-02722L
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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-011788 CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, Plaintiff, VS. RONALD BUCHER A/K/A RONALD L. BUCHER; UNKNOWN SPOUSE OF RONALD BUCHER A/K/A RONALD L. BUCHER; CAROL BUCHER A/K/A CAROL BUTLER-BUCHER A/K/A CAROL B. BUCHER A/K/A CAROL B. BUCHER A/K/A CAROL E. BUCHER; KEYBANK NATIONAL ASSOCIATION; CATALINA AT WINKLER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Amended Final Judgment entered on July 10, 2025 in Civil Case No. 23-CA-011788, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3 is the Plaintiff, and RONALD BUCHER A/K/A RONALD L. BUCHER; CAROL BUCHER A/K/A CAROL BUTLER-BUCHER A/K/A CAROL B. BUCHER A/K/A; KEYBANK NATIONAL ASSOCIATION; CATALINA AT WINKLER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2	
AT WINKLER HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on August 14, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 161, CATALINA AT WINKLER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 34 THROUGH 40, 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 July 18, 2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) T. Mann 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 Jul. 25; Aug. 1, 2025 25-02737L	

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-007035 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, VS. STEPHEN BEDFORD; ELLEN MOCARSKI BEDFORD; TD BANK USA, NA; WHISKEY CREEK ADULT CONDOMINIUM, II ASSOCIATION, 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 June 9, 2025 in Civil Case No. 23-CA-007035, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and STEPHEN BEDFORD; ELLEN MOCARSKI BEDFORD; TD BANK USA, NA; WHISKEY CREEK ADULT CONDOMINIUM, II ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A STEPHEN 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 NO. 722 OF WHISKEY CREEK ADULT CONDOMINIUM II, SECTION B, PHASE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1529, PAGE 1725, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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 July 8, 2025. CLERK OF THE COURT Kevin C. Karnes (SEAL) T. Mann 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 1184-1845B Jul. 25; Aug. 1, 2025 25-02735L	

ACTIONS / SALES / ESTATE ---

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.: 2025-CA-000845 DEBRA RENEE POWERS, Plaintiff, vs. ESTATE OF PATRICIA JENNINGS; et al., Defendants. TO: MARY ALICE WORKMAN; 1055 YOUNG ROAD, CROFTON, KY 42217 ESTATE OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043 UNKNOWN HEIRS OF PATRICIA JENNINGS; 3419 DUNLOP LANE, CLARKESVILLE TN 37043 YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida: LOT 14, BLOCK 58, UNIT 12, SECTION 13, 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 30,PUBLIC RECORDS OF LEE COUNTY, FLORIDA. The above-described land can be identified by Parcel ID: 13-45-27-12-00058.0140 (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, on or before September 02, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED On July 23, 2025. KEVIN 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 Jul. 25; Aug. 1, 8, 15, 2025 25-02773L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002663 ADAM & ASHLYNN GROW, Plaintiff, v. DALE G. YOZAMP; ESTATE OF DALE G. YOZAMP; UNKNOWN HEIRS OF DALE G.YOZAMP; STANLEY A. SCOTT, Trustee, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012; ESTATE OF LINDA SCOTT or UNKNOWN HEIRS OF LINDA SCOTT, Defendants. TO: DALE G. YOZAMP ADDRESS UNKNOWN ESTATE OF DALE G. YOZAMP ADDRESS UNKNOWN UNKNOWN HEIRS OF DALE G. YOZAMP ADDRESS UNKNOWN STANLEY A. SCOTT, Trustee, STANLEY AND LINDA SCOTT MARITAL TRUST DATED SEPTEMBER 19, 2012 42131 SAN JOSE DR SAN JACINTO, CALIFORNIA 92583 ESTATE OF LINDA SCOTT ADDRESS UNKNOWN UNKNOWN HEIRS OF LINDA SCOTT 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: LOT 17, BLOCK 45, NORTH PART UNIT 9, GREENBRIAR, SECTION 4 & 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA.	ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LOT 13, BLOCK 10, UNIT 1, SECTION 2, 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 188, 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 September 02, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 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 23 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 Jul. 25; Aug. 1, 8, 15,2025 25-02789L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002253 Division: Probate IN RE: ESTATE OF CHRISTINE HOFFMANN, a/k/a CHRISTA M.E. HOFFMANN, a/k/a CHRISTA MARGOT ELISABET HOFFMANN, Deceased. The administration of the estate of Christine Hoffmann, a/k/a Christa M.E. Hoffmann, a/k/a Christa Margot Elisabeth Hoffmann, deceased, whose date of death was April 11, 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 25, 2025. Personal Representative: THE NORTHERN TRUST COMPANY By: Maria M. Sidlosca, V.P., Estate Administrator 600 Brickell Ave., Suite 2400 Miami, Florida 33131 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: bethm@trustska.com Jul. 25; Aug. 1, 2025 25-02780L

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003836 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. MICHAEL P. WAHLERS, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 4, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, E.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: A portion of Lots 61 and 62, The Lake Club at Spanish Wells, a subdivision in Section 3, Township 48 South, Range 25 East, Lee County, Florida, and more particularly described as follows: Commence at the Southwest corner of Lot 62, The Lake Club at Spanish Wells, a subdivision according to the plat thereof recorded in Plat Book 34, at pages 46 and 47, of the Public Records of Lee County, Florida, also being the Point of Beginning of the lands herein described; thence run North 12°06'09" West along the Westerly line of said Plat boundary for a distance of 55.19 feet; thence run North 81°17'21"	East for a distance of 67.91 feet; thence run South 89°13'14" East for a distance of 136.05 feet to a point on the Westerly line of Tract "A" (Megan Drive); thence run South 00°46'56" West along said Westerly right-of-way line for a distance of 65.00 feet; thence run North 89°13'04" West for a distance of 190.72 feet to the Point of Beginning. Property Address: 28700 Megan Drive, Bonita Springs, FL 34135 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 07/23/2025 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 Jul. 25; Aug. 1, 2025 25-02786L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-003092 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DONALD C. SCOTT, DECEASED; et al., Defendant(s). TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Donald C. Scott, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 1, BLOCK 2, PINE LAKES COUNTRY CLUB PHASE V,	ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 37 THROUGH 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH: 1993 MH VIN# FLHMBS56535224A AND FLHMBS56535224B 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, on or before 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 July 23, 2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: K. Shoap As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1133-3769B Ref# 11960 Jul. 25; Aug. 1, 2025 25-02785L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002831 XRAY INVESTING, LLC, Plaintiff, v. ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ. UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ, ESTATE OF SIEGFRIED LOTHAR LORENZ, UNKNOWN HEIRS OF SIEGFRIED LOTHAR LORENZ, ESTATE OF MARIANNE BAUD, UNKNOWN HEIRS OF MARIANNE BAUD, SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ, Trustee of the SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008, Defendants. TO: ESTATE OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF DJULAEHA LORENZ a/k/a DJULAEHA SITI WIRASASMITA LORENZ ADDRESS UNKNOWN ESTATE OF SIEGFRIED LOTHAR LORENZ ADDRESS UNKNOWN UNKNOWN HEIRS OF SIEGFRIED LOTHAR LORENZ ADDRESS UNKNOWN ESTATE OF MARIANNE BAUD ADDRESS UNKNOWN SIEGFRIED LOTHAR LORENZ AND DJULAEHA SITI WIRASASMITA LORENZ, Trustee of the SIEGFRIED LOTHAR LORENZ AND	DJULAEHA SITI WIRASASMITA LORENZ LIVING TRUST DATED AUGUST 21, 2008 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: LOT 8, BLOCK 49, UNIT 9, SECTION 21, 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 62, 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 September 02, 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 23 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 Jul. 25; Aug. 1, 8, 15,2025 25-02784L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-002331 ONSLow BAY FINANCIAL LLC, Plaintiff, vs. CYNTHIA A. PERICLES AKA CYNTHIA PERICLES, et al, Defendant(s). To: CYNTHIA A. PERICLES AKA CYNTHIA PERICLES Last Known Address: 433 NW 1st Street Cape Coral, FL 33993 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 58 AND 59, BLOCK 2582, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 433 NW 1ST ST CAPE CORAL FL 33993 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-	tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this court on this 23 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-003222 Jul. 25; Aug. 1, 2025 25-02772L

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 22- CA- 4116 MYERLEE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BEN G. CROW, UNKNOWN SPOUSE OF BEN G. CROW, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants. Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Apartment Number 13-C of Myerlee Square Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1320, Page	397, and all exhibits and amendments thereof, Public Records of Lee County, Florida. Parcel ID #27-45-24-26-00013.00Co At public sale, to the highest and best bidder, for cash, on August 21, 2025, beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 07/22/2025 Kevin C. Karnes, As Clerk of the Court (SEAL) By: T. Mann Deputy Clerk Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, Attorney for Plaintiff kmace@gadclaw.com jmorningstar@gadclaw.com Jul. 25; Aug. 1, 2025 25-02776L

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CC-003869 ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MADELEIN VIERA, et al., Defendants. TO: MADELEIN VIERA 15021 SANDPIPER PRESERVE BLVD., #102 FT. MYERS, FL 33919 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Lee County, Florida: Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2012000230354, as amended in Instrument Number 2012000230354, and all ex-	hibits and amendments thereof, Public Records of Lee County, Florida. has been filed against you, MADELEIN VIERA and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 07/23/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 23535938 _1134143.0005 Jul. 25; Aug. 1, 2025 25-02774L

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CC-003869 ABACO AT TORTUGA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MADELEIN VIERA, et al., Defendants. TO: UNKNOWN SPOUSE OF MADELEIN VIERA 15021 SANDPIPER PRESERVE BLVD., #102 FT. MYERS, FL 33919 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Lee County, Florida: Unit No. 10-102, of ABACO AT TORTUGA, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2012000230354, as amended in Instrument Number 2012000230354, and all ex-	hibits and amendments thereof, Public Records of Lee County, Florida. has been filed against you, UNKNOWN SPOUSE OF MADELEIN VIERA and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows: Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. Dated on: 07/23/2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K. Shoap Deputy Clerk Jennifer A. Nichols, Esquire Roetzel & Address, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 Telephone: 239-649-6200 142723.0007 Jul. 25; Aug. 1, 2025 25-02775L

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Corkscrew Farms Community Development District
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025-2026 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 (the “**Board**”) of Corkscrew Farms Community Development District (the “**District**”) will hold two (2) public hearings and a meeting on **August 18, 2025 at 1:30 p.m. at The Barefoot Bar and Grill, 19921 Beechcrest Place, Estero, FL 33928**. These public hearings are were originally scheduled to be held on July 21, 2025, at 1:30 p.m., but have been rescheduled.

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 2025-2026**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of its annually recurring operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025-2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the O&M Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

A copy of the Proposed Budget, preliminary assessment roll and the agenda may be viewed on the District's website www.corkscrewfarmsdcd.com.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at kelly.dattler@inframark.com.

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 benefited 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 presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the hearings/meeting and in any future year.

Proposed maximum annual¹ FY 2025-2026 O&M Assessment for your property is:	\$83.48
This is a proposed increase from your FY 2024-2025 O&M Assessment of:	18.7%

FISCAL YEAR 2025						FISCAL YEAR 2026					
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
PHASE 1 – SERIES 2018 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$83.48	\$69.16	\$1,152.64	\$13.98
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal		629									
PHASE 2 – SERIES 2017 BONDS											
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 62'	1.20	290	\$1,400.00	\$70.35	\$93.85	\$1,584.20	\$1,400.00	\$83.48	\$94.69	\$1,578.18	\$13.98
Single Family 75'	1.50	92	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. The amount shown includes all applicable collection costs. A property owner is eligible for a discount of up to 4% if the owner's tax bill is paid early. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate”

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Stoneybrook North Community Development District

The Board of Supervisors (the “**Board**”) of the Stoneybrook North Community Development District (the “**District**”) will hold a public hearing and a meeting on August 26, 2025, at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.stoneybrooknorthdcd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Units	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

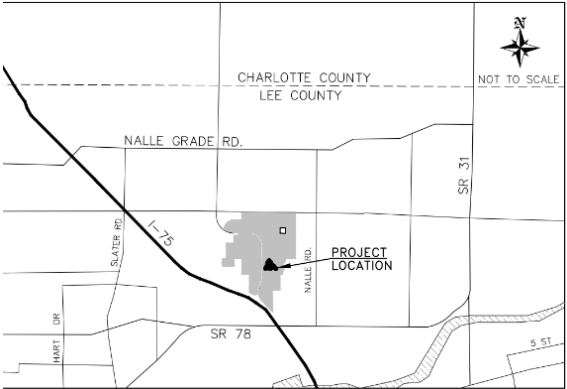
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Audette Bruce
District Manager



July 25, 2025

25-02782L

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 and due to be collected for Fiscal Year 2025-26.

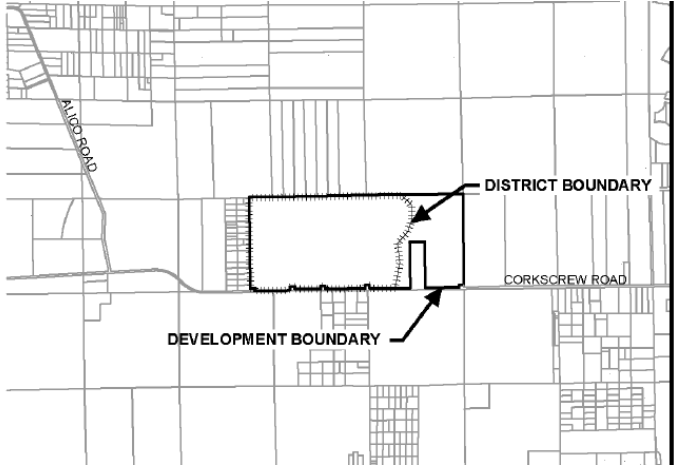
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Justin Faircloth
District Manager



July 25, 2025

25-02783L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2234
Division Probate
IN RE: ESTATE OF
DIANE LOIS NITENSON,
A.K.A. DIANE L. NITENSON
Deceased.

The administration of the estate of DIANE LOIS NITENSON, a.k.a. DIANE L. NITENSON, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OF PUBLIC 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 14th day of August, 2025 at 11:00 AM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Waylen Tait 1023 painting, shelf, office chairs, boxes, household, suit case, rocking chair. Michael Ducharme 0002 end table, trash can, propane tank, outside storage boxunit, misc. Rebeca Rugma 2091 2 couched, TV, pillows, cooler, end table, refrigerator, household, misc. William Bergen 3195 childrens items, bed, toys ladder, small chair. 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.
Jul. 25; Aug. 1, 2025 25-02790L

FIRST INSERTION

NOTICE OF PUBLIC 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 Affordable Moving Serice William 1720 Household Goods, boxes totes, Forklift. 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.
Jul. 25; Aug. 1, 2025 25-02791L

FIRST INSERTION

NOTICE OF PUBLIC 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 14th day of August, 2025 at 11:00 AM. Said property is iStorage, 12859 McGregor Blvd, Fort Myers, FL, 33919 Scott Wooster 00003 shoes, pillows, mirror, floor dolly. Payton McCabe 04203 dresser, night stand, litter box. 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.
Jul. 25; Aug. 1, 2025 25-02793L

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

*Deadline Wednesday at noon
Friday Publication*

Business Observer

LV20906_V7

July 25; Aug. 1, 2025 25-02792L

--- PUBLIC SALES / ACTIONS---	
FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CLIVE DANIEL HOME located at 14560 Global Parkway, in the County of Lee in the City of Fort Myers, Florida 33913 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lee County, Florida, this 17th day of July, 2025. LUBNER GROUP, LLC July 25, 202525-02526L	NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-5434 PINE RIDGE PALMS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET D. NOBLE; FRANK NOBLE; ASHLEIGH NOBLE; DAN NOBLE; and LEE COUNTY, FLORIDA DEFENDANTS. TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, And All Others Who May Claim an Interest In The Estate OF Margaret D. Noble W5540 Germantown Drive New Lisbon, WI 53950 Frank Noble W5540 Germantown Drive New Lisbon, WI 53950 YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 18, Block X, Ft. Myers Beach Kampground, Unit One, according to the plat thereof in Plat Book 35, Pages 47, 48 and 49, 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: K. JOY MATTINGLY, ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax:

SUBSEQUENT INSERTIONS

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

FIRST INSERTION	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 68bam located at 12557 New Brittany Boulevard Ste 3 V -13 in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of July, 2025. Ratzke & Thomas July 25, 202525-02746L	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 LLINAS (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 July 25, 202525-02738L
FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Rolando Gonzalez will engage in business under the fictitious name Comprehensive Performance Psychiatry, with a physical address 12310 Coconut Creek court Fort Myers, FL 33908, with a mailing address 12310 Coconut Creek court Fort Myers, FL 33908, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 25, 202525-02527L	NOTICE OF ACTION IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002040 IN RE: ESTATE OF WILLIAM A. MOSSBARGER, JR. Deceased The administration of the estate of William A. Mossbarger, Jr., deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative 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 s. 732.2211, July 25, 202525-02728L
FIRST INSERTION	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 Knevmills Alliance & Trust located at 8660 WESLEYAN DRIVE APT 415 in the City of FORT MYERS, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of July, 2025. RMH CREATIONS LLC July 25, 202525-02728L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000001 Division Probate IN RE: ESTATE OF CAROLINE BRENSCHIEDT Deceased. The administration of the estate of CAROLINE BRENSCHIEDT, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, July 18, 25, 202525-02623L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---	
SECOND INSERTION	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. August 7, 2025 at 11:45AM. Derek Sherrill Holiday decorations, shelves, ladders, totes, boxes, bags, tools 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 18, 25, 202525-02596L	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. August 7, 2025 at 11:45AM. Derek Sherrill Holiday decorations, shelves, ladders, totes, boxes, bags, tools 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 18, 25, 202525-02596L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

(954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com within 30 days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.
WITNESS my hand and the seal of said Court 07/18/2025.
KEVIN C. KARNES, as Clerk of said Court (SEAL) By: N Wright Angad As Deputy Clerk
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com
P05259/419175/26836193
Jul. 25; Aug. 1, 202525-02742L

dress. (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, 202525-02498L

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 18, 2025.
Personal Representatives:
Jennifer Marti
Mattenstrasse 27
CH-3073
Gümligen, Switzerland
Cheryl Marti
Murtenstrasse 32
CH-3202
Frauenkappelen, Switzerland
Attorney for Personal Representatives: Darrin R. Schutt, Esq., Attorney Florida Bar Number: 886830
SCHUTT LAW FIRM PA
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: briana@schuttllaw.com
July 18, 25, 202525-02623L

FOURTH 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, 202525-02439L

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001630 Division Probate IN RE: ESTATE OF ELIO A. DIAZ Deceased. The administration of the estate of Elio A. Diaz, deceased, whose date of death was December 15, 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. Blvd, Fort Myers, FL 33901. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The co-personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 18, 2025 Co-Personal Representatives: Nayleshka Michelle Luna 4645 Eagle Way Crestview, FL 32539 Luz Yesenia Gonzalez 917 NW 7th Avenue Cape Coral, FL 33993 Attorney for Co-Personal Representatives: Forrest J. Bass, Esq., Attorney Florida Bar Number: 68197 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: fbass@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com July 18, 25, 202525-02600L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File 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, 202525-02434L
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2151 Division Probate IN RE: ESTATE OF JAMES FRANCIS POWERS JR. Deceased. The administration of the estate of James Francis Powers Jr., deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 18, 2025. Personal Representative: Maria Powers 22241 Red Laurel Lane Estero, FL 33928 Attorney for Personal Representative: Braxton L. Bowen Jr. Florida Bar Number: 114196 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com July 18, 25, 202525-02647L	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2151 Division Probate IN RE: ESTATE OF JAMES FRANCIS POWERS JR. Deceased. The administration of the estate of James Francis Powers Jr., deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 18, 2025. Personal Representative: Maria Powers 22241 Red Laurel Lane Estero, FL 33928 Attorney for Personal Representative: Braxton L. Bowen Jr. Florida Bar Number: 114196 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: braxton.bowen@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com July 18, 25, 202525-02647L

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a

--- SALES ---			
SECOND INSERTION			
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 07-CA-012381 DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, Plaintiff, vs. PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND	A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE	LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 7th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING	A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-
gaged. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: 07/14/2025 Kevin Karnes As Clerk of said Court (SEAL) By: T Mann As Deputy Clerk		McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 11-400075 July 18, 25, 2025 25-02621L	

--- TAX DEEDS ---			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000391 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-025995 Year of Issuance 2019 Description of Property LOT 10, BLOCK 2970A, UNIT 42, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-43-23-C1-02970. A100 Names in which assessed: BEVERLY F KONOPKA, BEVERLY F. KONOPKA, ESTATE OF KENNETH M. KONOPKA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025 25-02527L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000463 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: 23-01144 Year of Issuance 2023 Description of Property LOTS 27 AND 28, BLOCK 4310, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04310.0270 Names in which assessed: NOVA CONSTRUCTION GROUP LLC, NOVA CONSTRUCTION GROUP, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025 25-02529L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000529 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-01154 Year of Issuance 2023 Description of Property LOTS 21 AND 22, BLOCK 4318, UNIT 61, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C4-04318.0210 Names in which assessed: Ruth Marina Beltran, RUTH MARINA BELTRAN MORA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025 25-02530L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000541 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08348 Year of Issuance 2023 Description of Property LOTS 78 AND 79, BLOCK 109, SAN CARLOS PARK, UNIT 7, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 315, PAGES 150 TO 152, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00109.0780 Names in which assessed: LORRAINE RIPOLL, WALTER RIPOLL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025 25-02573L
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000551 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06797 Year of Issuance 2023 Description of Property THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. Strap Number 14-43-25-00-00004.0000 Names in which assessed: ERWIN PICADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025 25-02562L	NOTICE OF PUBLIC SALE Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 BARR mobile home bearing vehicle identification number FLFLH33A-11145BA and FLFLH33B11145BA and all personal items located inside the mobile home. Last Tenant: Estate of Thomas Cullen, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Thomas Cullen, Unknown Party or Parties in Possession, Alicia Goodlin and Robert J. Oneill. Sale to be held at Twin Pines MHC, 1319 River Road, North Fort Myers, Florida 33903, 941-363-1175. July 18, 25, 2025 25-02661L	SECOND INSERTION	
		Notice of Self Storage Sale Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/4/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Suzanne Kramer unit #D20. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 18, 25, 2025 25-02594L	

--- PUBLIC SALES ---			
SECOND INSERTION			
RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 7, 2025 TIME: 3:00 p.m. LOCATION: River Hall Town Hall Center 3089 River Hall Parkway Alva, Florida 33920 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://riverhallcdd.org/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 18, 25, 2025 25-02613L	SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a public hearing and regular meeting: DATE: August 8, 2025 TIME: 3:00 p.m. LOCATION: Estero Community Church 21115 Design Parc Ln. Estero, Florida 33928 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://saltleafcdd.net/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 18, 25, 2025 25-02651L	SECOND INSERTION	
		SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Savanna Lakes Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 8, 2025 TIME: 1:30 p.m. LOCATION: 10461 Six Mile Cypress Parkway Fort Myers, Florida 33966 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, http://savannalakescdd.net/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 18, 25, 2025 25-02650L	

Q

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

30 JUL 2025 7:05

ACTIONS / SALES / ESTATE

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1880 Division PROBATE IN RE: ESTATE OF DEBORAH L. SCARBROUGH Deceased. The administration of the estate of Deborah L. Scarbrough, deceased, whose date of death was December 28, 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	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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is July 18, 2025. Personal Representative: Mrs. Natalie A. Moon 16 Dearborn Ave. Biddeford, ME 04005 Attorney for Personal Representative: Tasha A. Warnock, Esq. Attorney for Personal Representative Florida Bar Number: 116474 The Warnock Law Group 6843 Porto Fino Circle Fort Myers, FL 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com July 18, 25, 202525-02610L
THIRD 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, 202525-02484L
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No. 24-CA-004593 Longbridge Financial, LLC, Plaintiff, vs. GERALDINE A. SMITH, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 24-CA-004593 of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein, Longbridge Financial, LLC, Plaintiff, and, GERALDINE A. SMITH, et. al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 7th day of August, 2025, the following described property: UNIT 1C, PALM FROND CONDOMINIUM, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGES 479, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. DATED this 15 day of July, 2025. KEVIN C. KARNES Clerk Circuit Court (SEAL) By N Wright Angad Deputy Clerk Submitted by: GREENSPOON MARDER, LLP 100 West Cypress Creek Road Trade Centre South, Suite 700 Fort Lauderdale, FL 33309 954-491-1120 24-001209-01 (58341.2003) July 18, 25, 202525-02660L	NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE No.: 25-CA-001844 ELIZABETH C. ECHEVERRI, Plaintiff, vs. JACK B. MALZAHN, Defendant. TO: JACK B. MALZAHN Last Known Address: 536 Whispering Wind Bend, Lehigh Acres, Lee County, Florida 33974 and 11667 Canopy Loop, Fort Myers, Florida 33913 YOU ARE HEREBY NOTIFIED that a Complaint for an Equitable Lien on the property located at 11667 Canopy Loop, Fort Myers, Florida 33913, Civil Theft, Conversion, Money Lent, Breach of Contract, Fraudulent Misrepresentation, Unjust Enrichment has been filed and commenced in this Court and you both are required to serve a copy of your written defenses, in any, to it on Ljubica N. Bjazevic, Esq., attorney for Plaintiff, whose address is 2891 Center Pointe Dr., Suite 304, Fort Myers, Florida 33916 and file the original with the clerk of the above styled court on or before August 25, 2025; otherwise a default will be entered against you both for the relief prayed for in the Complaint. Witness my hand and seal of said Court at Fort Myers, Florida on July 14, 2025. KEVIN C. KARNES Clerk of Court (SEAL) By: K. Shoap As Deputy Clerk Ljubica N. Bjazevic, Esq., attorney for Plaintiff, 2891 Center Pointe Dr., Suite 304, Fort Myers, Florida 33916 Jul. 18, 25; Aug. 1, 8, 202525-02630L

FOURTH INSERTION	
NOTICE OF ADMINISTRATIVE COMPLAINT To: AJAVIA T. MURPHY Case: CD202502765/D 3327768 An Administrative Complaint to revoke 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 publicalon, 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	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No.: 24-CC-9140 OLD BRIDGE VILLAGE CO-OP, INC. a Florida Corporation, Plaintiff/Landlord, vs. DANIEL MACHNIK, individually, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendant/Tenant. TO: DANIEL MACHNIK YOU ARE HEREBY NOTIFIED that a lien foreclosure action involving the following property: 1985 Mobile Home Units identified as Vehicle Identification Numbers FLFL2AE437905729 and FLFL 2BE437905729. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen W. Dommerich, Esquire, ALOIA, ROLAND, LUBELL & MORGAN, PLLC, Attorneys for Plaintiffs, whose address is 2222 Second Street, Fort Myers, Florida 33901, on or before August 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on July 14, 2025. KEVIN C. KARNES Clerk of Courts (SEAL) By: K. Shoap Deputy Clerk Stephen W. Dommerich Aloia, Roland, Lubell & Morgan, PLLC 2222 Second Street Fort Myers, Florida 33901 (239) 791-7950 sdommerich@lawdefined.com Jul. 18, 25; Aug. 1, 8, 202525-02628L	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY CASE NO. 36-2024-CA-006208 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ERIC E GIBSON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2024-CA-006208 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ERIC E GIBSON, 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 September 11, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 7, BLOCK 61, UNIT 6, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST LEHIGH ACRES, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 15, PAGE 90, 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. 07/15/2025 Kevin C. Karnes Clerk of Court (SEAL) By N Wright Angad s/ Monica Darrow Monica Darrow, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 84114 24-09790FL July 18, 25, 202525-02649L	
SECOND INSERTION	
NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-001708 IN RE: THE ESTATE OF LILIBET CARCASES The administration of the estate of LILIBET CARCASES, deceased, File No.: 2025-CP-001708, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luter 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 INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the personal representative, venue, or jurisdiction of this Court, are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHING THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is July 18 2025. Personal Representative YOHANE CARCASES Attorney for Personal Representative DONNA M DELGADO, ESQUIRE 66 West Flagler Street, Ste. 900 Miami FL 33130 FBN 858160 305 654 8202 dmldelgado@bellsouth.net July 18, 25, 202525-02611L	
SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 24CA2412 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. SUZANNE C LANDRY A/K/A SUZANNE LANDRY, CITY OF CAPE CORAL, FLORIDA, CAPITAL ONE, N.A., CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A., UNKNOWN SPOUSE OF SUZANNE C LANDRY A/K/A SUZANNE LANDRY, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as: LOT 22, 23 AND 24, BLOCK 453, CAPE CORAL SUBDIVISION, UNIT 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 61 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 3713 SE 8TH AVE, CAPE CORAL, FL 33904; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.lee.realforeclose.com on October 9, 2025 at 9 am. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 11 day of July, 2025. Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2425324/MTS July 18, 25, 202525-02620L	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2104 IN RE: ESTATE OF LYNDA LOU BUTLER, Deceased. The administration of the Estate of LYNDA LOU BUTLER, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 18, 2025 CYNTHIA MELTON Personal Representative /S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org July 18, 25, 202525-02601L	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-2029 IN RE: ESTATE OF THOMAS WAYNE KELLY, SR. a/k/a THOMAS W. KELLY, Deceased. The administration of the estate of Thomas Wayne Kelly, Sr. a/k/a Thomas W. Kelly, deceased, whose date of death was January 16, 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 18, 2025. Thomas Wayne Kelly, Jr. Personal Representative 4001 Tarkle Ridge Drive Kitty Hawk, NC 27949 Attorney for Personal Representative: ALVARO C. SANCHEZ, ESQ. Attorney for Petitioners BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC 1714 Cape Coral Parkway East Cape Coral, FL 33904 Phone: (239) 542-4733 Fax: (239) 542-9203 Florida Bar No. 105539 E-Mail: alvaro@capecoralattorney.com Secondary Email: courtfilings@capecoralattorney.com July 18, 25, 202525-02605L	
FOURTH 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, 202525-02462L	
SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case #: 23-CA-009765 DIVISION: L Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 Plaintiff, -vs.- Rogelio Nunez; Brenda Hernandez; Unknown Spouse of Brenda Hernandez; Lee County, Florida; Unknown Person in Possession of Subject Property Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-009765 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2, Plaintiff and Rogelio Nunez are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on August 21, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 12, BLOCK 152, UNIT 44, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 27, PAGE 131, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. 07/15/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright Angad DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-329350 FCO1 CHE July 18, 25, 202525-02659L	

ESTATE

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1902 Division Probate IN RE: ESTATE OF DOUGLAS JOACHIM WEHMEYER Deceased. The administration of the estate of Douglas Joachim Wehmeyer, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 18, 2025. Personal Representative: Dawn Sapienza 8182 Deerfield Drive Huntington Beach, California 92646 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 18, 25, 202525-02662L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002130 IN RE: ESTATE OF CHRISTINA CHE-ROKO REITER Deceased. The administration of the estate of Christina Che-Roko Reiter, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 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 18, 2025. Personal Representative: Michael M. Reiter 1241 NW 18th Street Cape Coral, Florida 33993 Attorney for Personal Representative: Heidi M. Brown 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 18, 25, 202525-02654L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-2066 Division: Probate IN RE: ESTATE OF PEGGY A. ROLEY, Deceased. The administration of the Estate of Peggy A. Roley, deceased, whose date of death was March 14, 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. 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 18, 2025. Personal Representative: Tyler Norris 11309 Rabun Gap Drive N. Fort Myers, FL 33917 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative 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 4919-3483-7068, v. 1 July 18, 25, 202525-02652L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001727 IN RE: ESTATE OF KAYE HEATH, Deceased. The administration of the Estate of Kaye Heath, 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 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 18, 2025. Personal Representative: Jamie Lynn Polakoff 1120 Main Street, Lot 3 Fort Myers Beach, Florida 33931 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atacauselaw.com Secondary E-Mail: rhianna@atacauselaw.com July 18, 25, 202525-02671L	SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000707 IN RE: ESTATE OF ROBERT F. MOTTER, 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 Robert F. Motter, deceased, File Number 2025-CP-000707, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers FL 33901; that the Decedent's date of death was January 6, 2025; that the total value of the estate is approximately \$27,300.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Nancy M. Buttarazzi, Successor Trustee of the R and B Motter Family Trust dated November 15, 1999, as first amended and re-stated on April 7, 2003, restated and amended on February 19, 2010 and as amended October 15, 2014 7250 Sugar Palm Court Fort Myers, FL 33966 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 18, 2025. Person Giving Notice: Nancy M. Buttarazzi, Successor Trustee 7250 Sugar Palm Court Fort Myers, Florida 33966 Attorney for Person Giving Notice: Lisa Curia George Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way, Suite 1003 Fort Myers, FL 33907 Telephone: (239) 275-0808 Fax: (239) 275-3313 E-Mail: info@mikehagen.com Secondary E-Mail: lisa@mikehagen.com July 18, 25, 202525-02646L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-2100 Division: Probate IN RE: ESTATE OF JAMES H. STEELE, JR. Deceased. The administration of the estate of James H. Steele, Jr., deceased, whose date of death was May 15, 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 18, 2025. Personal Representative: Elizabeth A. Connor 3109 Snowy Court Anderson, Indiana 46012 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 18, 25, 202525-02608L
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SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2011 Division: Probate IN RE: ESTATE OF EDWIN TED LEWIS, JR. a/k/a TED LEWIS, JR. Deceased. The administration of the estate of Edwin Ted Lewis, Jr., deceased, whose date of death was August 8, 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, 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	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-694 IN RE: ESTATE OF GENNARO JOHN FALIVENE A/K/A GENNARO FALIVENE Deceased. The administration of the estate of GENNARO JOHN FALIVENE a/k/a GENNARO FALIVENE, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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,	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-693 IN RE: ESTATE OF VENERA ANN FALIVENE A/K/A VENERA A. FALIVENE A/K/A VENERA FALIVENE Deceased. The administration of the estate of VENERA ANN FALIVENE a/k/a VENERA A. FALIVENE a/k/a VENERA FALIVENE, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-693 IN RE: ESTATE OF VENERA ANN FALIVENE A/K/A VENERA A. FALIVENE A/K/A VENERA FALIVENE Deceased. The administration of the estate of VENERA ANN FALIVENE a/k/a VENERA A. FALIVENE a/k/a VENERA FALIVENE, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-693 IN RE: ESTATE OF VENERA ANN FALIVENE A/K/A VENERA A. FALIVENE A/K/A VENERA FALIVENE Deceased. The administration of the estate of VENERA ANN FALIVENE a/k/a VENERA A. FALIVENE a/k/a VENERA FALIVENE, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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
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ACTIONS / SALES

SECOND INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-002230 HOMESTEAD ASPIRATIONS LLC, Plaintiff, v. JEAN LA FEMINA, Defendants. TO: JEAN LA FEMINA 1749 W 12TH ST BROOKLYN, NY 11223 YOU ARE NOTIFIED that an action	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 [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, 2025 25-02409L	NOTICE OF ACTION 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, 2025 25-02424L

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 24-CA-006459 LOANDEPOT.COM, LLC Plaintiff, v. OSCAR ANGELES A/K/A OSCAR L. ANGELES, ET AL. Defendants. TO: OSCAR ANGELES A/K/A OSCAR L. ANGELES, Current residence unknown, but whose last known address was: 2732 W DIPLOMAT PKWY, CAPE CORAL, FL 33993 AND JESSIE ANGELES A/K/A JESSIE J. ANGELES, Current residence unknown, but whose last known address was: 2732 DIPLOMAT PKWY W, CAPE CORAL, FL 33993-4892 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida, to-wit: LOTS 15 AND 16, BLOCK 4067, CAPE CORAL UNIT 56, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 107, 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 eXL Legal, PLLC, Plaintiff's attorney, whose ad-	dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, 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 petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the Court on this 15 day of July, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010540 July 18, 25, 2025 25-02648L	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-001994 INTER US FINANCE, LLC, Plaintiff, vs. PENAFIEL VALLEJO INVESTMENT, LLC, et al., Defendants. TO: PENAFIEL VALLEJO INVESTMENT, LLC Whose last known residence(s) is: 7901 Kingspointe Pkwy, Suite 19, Orlando, FL 32819 360 Claridge Circle, Lehigh Acres, FL 33974 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown YYOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy there- of upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC

SECOND INSERTION	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-002571 CHRISTINE AUSTIN, Plaintiff, v. OMAR L. JONES and MABLE S. JONES, Defendants. TO: OMAR L. JONES 2623 RIVER DRIVE DENVER, COLORADO 80211 MABLE S. JONES 2623 RIVER DRIVE DENVER, COLORADO 80211 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 13, BLOCK 31, UNIT 5, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-	CORDED IN PLAT BOOK 15, PAGE 174, 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 August 25, 2025 of this Notice, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, Florida 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 14 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 Jul. 18, 25; Aug. 1, 8, 2025 25-02631L	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-001920 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7, Plaintiff, vs. MARIANNE HERRERA; MARIANNE SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; PREFERRED CREDIT, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): MARIANNE HERRERA (LAST KNOWN ADDRESS) 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN SPOUSE OF MARIANNE HERRERA (LAST KNOWN ADDRESS) 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 ISAAC DIAZ 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN SPOUSE OF ISAAC DIAZ 2801 SW 3RD STREET CAPE CORAL, FLORIDA 33991 UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY 2801 SW 3RD ST CAPE CORAL, FLORIDA 33991 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 57 AND 58, BLOCK

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Pelican Landing Timeshare Ventures, Limited Partnership, a Delaware limited partnership for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Coconut Plantation described as: Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.. Exhibit A OBLIGOR: Robin Josephine Wilder, 305 COUNTY RD 3470, Paradise, TX 76073 and Wayne Lewis Wilder, 305 COUNTY RD 3470, Paradise, TX 76073; WEEK: 17; UNIT: 5190L; TYPE: Annual; TOTAL: \$9,371.66; PER DIEM: \$2.67; NOTICE DATE: July 7, 2025 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Inter-	est as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 File Numbers: 25-002746 July 18, 25, 2025 25-02655L	3937, CAPE CORAL UNIT 54, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 2801 SW 3RD STREET, CAPE CORAL, FLORIDA 33991 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 15 day of July, 2025. KEVIN C. KARNES As Clerk of Court (SEAL) By K. Shoap 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 25-00421 SM, LLC V1.20140101 July 18, 25, 2025 25-02644L

--- TAX DEEDS ---

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000560 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06874 Year of Issuance 2023 Description of Property LOT 1, BLOCK 5, MOBILE MANOR, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THREOF AS RECORDED IN OFFICIAL RECORDS BOOK 111, PAGES 33 THROUGH 37 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A SINGLE WIDE 1964 STAR MOBILE HOME, IDENTIFICATION NUMBER FDMCXMU05188, TITLE NUMBER 7717794, AND ALL MPROVEMENTS THERETO. Strap Number 31-43-25-19-00005.0010 Names in which assessed: CHARLENE RANDOL, ESTATE OF CHARLENE RANDOL, JOHN TOPE, PAUL RANDOL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02565L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000436 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: 23-06431 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT NO. D-8, OF LAKE LAWN CONDOMINIUM PART FOUR, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN O.R. BOOK 870, PAGES 729-770, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SAME HAS BEEN AMENDED FROM TIME TO TIME; TOGETHER WITH THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ALL OTHER APPURTENANCES THERE-UNTO BELONGING, ALL ACCORDING TO SAID DECLARATION OF CONDOMINIUM AS AMENDED Strap Number 14-45-24-23-0000D.0080 Names in which assessed: ABRAHAM ZELIKOWITZ, IRIS HAREL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02556L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000495 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05193 Year of Issuance 2023 Description of Property LOT 3, BLOCK 6, OF THAT CERTAIN SUBDIVISION KNOWN AS MOBILE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 111, PAGE 36 AND 37, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 56' 1966 FORT WORTH TOWER CO. INC. MOBILE HOME, BEARING VEHICLE IDENTIFICATION NUMBER 122033 AND TITLE NUMBER 2432775, LOCATED THEREON AND ATTACHED THERETO. Strap Number 36-43-24-19-00006.0030 Names in which assessed: MICHELLE CISNEROS, ROBERT L CIUNCI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02544L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000485 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: 23-04522 Year of Issuance 2023 Description of Property LOT 2, BLOCK 47D, OF THE UNRECORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE-WIDE MOBILE HOME PERMANENTLY AFFIXED THERETO AND BEING TAXED AS REAL PROPERTY, BEING FURTHER DESCRIBED AS FOLLOWS: I.D.# - G13428A, YEAR ,Ài 1974, MAKE ,Ài PACMK, BODY ,Ài HS, L ,Ài 40, TITLE # - 11482329 I.D.# - G13428B, YEAR ,Ài 1974, MAKE ,Ài PACMK, BODY ,Ài HS, L ,Ài 40, TITLE # - 11482330 Strap Number 25-43-24-03-00047.D020 Names in which assessed: GDK REVOCABLE LIVING TRUST DATED JULY 31, 2006, GDK TRUST All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02539L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000547 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04591 Year of Issuance 2023 Description of Property RE-SUBDIVISION OF LOT 11, BLOCK 76, SUNCOAST ESTATES. FROM THE SOUTH-WEST CORNER OF SECTION 25-43-24, RUN N. 88-∞16'39" E ALONG THE SOUTH LINE OF SECTION 25 A DISTANCE OF 336.13 FEET; THENCE N. 1-∞51,À631,Àu W. 900.80 FEET; THENCE N 88-∞08,29" E 100 FEET TO THE P.O.B. THENCE N. 1-∞51'31,Àu W 90 FEET; N 88-∞08,À629" E 105 FEET; S 1-∞51,À631,ÀuE 90 FEET; S. 88-∞08,À629,Àu W 105 FEET TO THE P.O.B. BEING PART OF LOT 11 OF BLOCK 76 OF SUNCOAST ESTATES AS RECORDED IN OR BOOK 32, PAGE 528, LEE COUNTY RECORDS, AND LYING IN SECTION 25-43-24, LEE COUNTY, FLORIDA. Strap Number 25-43-24-03-00076.011H Names in which assessed: ASHLEY BERGER, ESTATE OF GERALDINE WILLIAMS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02540L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000467 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: 23-17532 Year of Issuance 2023 Description of Property UNIT NO. 2, SOUTH CANTERBURY CONDOMINIUM, INC., A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 494, AT PAGES 188 THROUGH 249, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Strap Number 34-44-27-23-00000.0020 Names in which assessed: ANA VIRGINIA SOSA, CARLOS A. FERNANDEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02590L
SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000528 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08760 Year of Issuance 2023 Description of Property SAK'S HICKORY LOT 2 COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK H, BONITA BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE NORTH 63°00'40" EAST PERPENDICULAR TO HICKORY BOULEVARD RIGHT-OF-WAY FOR 100.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID BOULEVARD AND THE POINT OF BEGINNING. THENCE NORTH 26°20'00" WEST ALONG SAID RIGHT-OF-WAY FOR 75.00 FEET. THENCE NORTH 63°00'40" EAST PERPENDICULAR TO SAID RIGHT-OF-WAY FOR 261.05 FEET MORE OR LESS TO THE WATERS OF AN ARM OF ESTERO BAY; THENCE SOUTHEASTERLY ALONG SAID WATERS TO AN INTERSECTION WITH A LINE BEARING NORTH 63°00'40" EAST THROUGH THE POINT OF BEGINNING; THENCE SOUTH 63°00'40" WEST FOR 272.02 FEET MORE OR LESS TO THE POINT OF BEGINNING. Strap Number 30-47-25-B4-00019.0000 Names in which assessed: ROLANDES SAKAUSKAS, RUTA SAKAUSKIENE, SAK'S HICKORY LLC, SAK'S HICKORY, 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02578L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000521 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04638 Year of Issuance 2023 Description of Property SUNCOAST EST UNRE BLK 73 OR 32 PG 528 PT LOTS 1 AND 2 AKA LOT 4 FROM THE SW CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN NORTH 88-∞16'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 286.13 FEET; THENCE NORTH 1-∞51'31" WEST 3,250.68 FEET; THENCE SOUTH 88-∞08'29" WEST 895.0 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH 1-∞ 51'31" EAST 110.0 FEET; THENCE SOUTH 88-∞08'29" WEST 115.0 FEET; THENCE NORTH 1-∞ 51'31" WEST 110.0 FEET; THENCE NORTH 88-∞08'29" EAST 115 FEET TO THE POINT OF BEGINNING. BEING LOT 4 OF A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 73, SUNCOAST ESTATES, AS RECORDED IN OFFICIAL RECORD BOOK 32, PAGE 524, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-24-03-00073.001C Names in which assessed: ESTATE OF RONALD LEE PRUITT, RONALD PRUITT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02541L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000522 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17126 Year of Issuance 2023 Description of Property LOT 634 KNOWN AS CONDOMINIUM UNIT NO. 634 IN LEHIGH ACRES BEACH CLUB COLONY CONDOMINIUM, INC., A CONDOMINIUM ALL AS SET OUT IN DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 677, PAGE 208 THROUGH 246 AND AS DESCRIBED BY THE PLANS THEREOF RECORDED IN CONDOMINIUM PLAN BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION AND CONVEYANCE INCLUDES, BUT IS NOT LIMITED TO ALL APPURTENANCES TO LOT 634 ALSO KNOWN AS CONDOMINIUM UNIT NO. 634 ABOVE DESCRIBED, TOGETHER WITH ALL IMPROVEMENTS THEREON AND TOGETHER WITH THE UNDIVIDED INTEREST IN COMMON ELEMENTS OF THE AFORESAID CONDOMINIUM PERTINENT TO SAID UNIT. Strap Number 26-44-27-22-00000.6340 Names in which assessed: CYNTHIA S VERVAET All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02589L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000484 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: 23-06829 Year of Issuance 2023 Description of Property FROM A POINT ON THE SOUTHERLY SIDE OF BRIGHT ROAD, SAID POINT BEING THE CENTER SECTION LINE AND IS 33 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST, RUN SOUTH ON SAID CENTER SECTION LINE A DISTANCE OF 282.85 FEET; THENCE WESTERLY A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 282.85 FEET TO THE SOUTHERLY SIDE OF BRIGHT ROAD; THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF BRIGHT ROAD A DISTANCE OF 150 FEET; THENCE SOUTH 282.85 FEET; THENCE EAST TO THE POINT BEGINNING. LAND BEING SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE. Strap Number 19-43-25-00-00002.0050 Names in which assessed: INDIRA VARMA, VICTOR RAMANARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02563L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2050 IN RE: ESTATE OF MICHAEL ANDREW DONALDSON Deceased. The administration of the estate of Michael Andrew Donaldson, deceased, whose date of death was May 24, 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. 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 18, 2025. Personal Representative: Michael Andrew Donaldson II 36229 Roxana Rd Frankford, Delaware 19945 Attorney for Personal Representative: /s/ Kera E. Hagan Kera E. Hagan, Esq., Attorney Florida Bar Number: 87645 1840 Forest Hill Blvd., Ste 205 West Palm Beach, Florida 33406 Telephone: (561) 688-0098 or (727) 203-8018 Fax: (727) 494-7393 E-Mail: KEH@haganlegal.com Secondary E-Mail: transcribet23@gmail.com July 18, 25, 2025 25-02602L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1827 IN RE: ESTATE OF NOLA B. MELTON Deceased. The administration of the estate of Nola B. Melton, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 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 18, 2025. Denise M. Goodwin Personal Representative 123 Woodland Drive Staunton, Virginia 24401 D. Hugh Kinsey, Jr. Attorney for Personal Representative Florida Bar Number: 961213 Sheppard Law Firm, P.A. 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: kinsey@sbshlaw.com Secondary E-Mail: hking@sbshlaw.com July 18, 25, 2025 25-02604L

Who benefits from legal notices?

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

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

11/8/2025/25

TAX DEEDS

SECOND INSERTION

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

Tax Deed #:2025000429
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: 23-01270
Year of Issuance 2023 Description of Property LOTS 30 AND 31, BLOCK 3895, CAPE CORAL, UNIT 53, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C1-03895.0300
Names in which assessed: ALEXIS RODRIGUEZ, KEVIN 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02531L

SECOND INSERTION

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

Tax Deed #:2025000494
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04403
Year of Issuance 2023 Description of Property LOT 33, BLOCK 18, SUNCOAST ESTATES S/D, UNRECORDED, AS PER PLAT ON FILE IN O.R. BOOK 566, PG. 8, LEE COUNTY, FLORIDA PUBLIC RECORDS. Strap Number 24-43-24-03-00018.0330
Names in which assessed: ESTATE OF NELLINE PIKE, NELLINE ANN PIKE, RAYMOND L PIKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02536L

SECOND INSERTION

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

Tax Deed #:2025000515
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04469
Year of Issuance 2023 Description of Property LOT 16, IN THE EAST HALF (1/2) OF BLOCK 34, SUNCOAST ESTATES, RECORDED IN OFFICIAL RECORDS BOOK 664, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00034. A160
Names in which assessed: MARION B KAMINSKI, MARION KAMINSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02537L

SECOND INSERTION

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

Tax Deed #:2025000473
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: 23-05847
Year of Issuance 2023 Description of Property LOTS 12, 13 AND 14, BLOCK D, EVANS AVENUE HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-24-P2-0030D.0120
Names in which assessed: CENTRAL FT. MYERS PORTFOLIO 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02551L

SECOND INSERTION

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

Tax Deed #:2025000480
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: 23-05948
Year of Issuance 2023 Description of Property LOTS 43 AND 44, BLOCK 714, UNIT 21, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 149 TO 173 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-44-24-C2-00714.0430
Names in which assessed: ALAN J PARKER, MARIAN STAR PARKER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02554L

SECOND INSERTION

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

Tax Deed #:2025000438
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: 23-07649
Year of Issuance 2023 Description of Property LOT 71 OF SCHOOLVIEW HOMES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 44 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P2-01500.0710
Names in which assessed: CATHERINE ATKINS, ERNEST ATKINS 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02569L

SECOND INSERTION

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

Tax Deed #:2025000500
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06757
Year of Issuance 2023 Description of Property THE SOUTH 95 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. AKA: LOT 9, SUNNY HAVEN SUBDIVISION, AN UNRECORDED SUBDIVISION. Strap Number 07-43-25-01-00000.018C
Names in which assessed: ASHLEY D BERGER, MICHAEL C BERGER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02561L

SECOND INSERTION

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

Tax Deed #:2025000453
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: 23-05778
Year of Issuance 2023 Description of Property LOT 19, LESS THE EASTERLY 10 FEET THEREOF, AND THE EASTERLY 40 FEET OF LOT 21, BLOCK C, WILLIAM JEFFCOTT'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 40, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-24-P4-0130C.0190
Names in which assessed: CENTRAL FT. MYERS PORTFOLIO 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02550L

SECOND INSERTION

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

Tax Deed #:2025000517
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04519
Year of Issuance 2023 Description of Property THE NORTH 100 FEET OF LOT 12, BLOCK 46, SUNCOAST ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN OR BOOK 32, PAGE 524, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. INCLUDES TROPICAL 1973 SINGLE MOBILE HOME ID #14855. Strap Number 25-43-24-03-00046.0120
Names in which assessed: ESTATE OF JEFFREY LEE GUSTAFSON, JEFFREY LEE GUSTAFSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02538L

SECOND INSERTION

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

Tax Deed #:2025000524
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03425
Year of Issuance 2023 Description of Property LOTS 30 AND 31, IN BLOCK 4407, OF UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGES 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-23-C4-04407.0300
Names in which assessed: CAROL M THERIAULT TR, JOSEPH P & CAROL M THERIAULT TRUST, JOSEPH P. AND CAROL M. THERIAULT REV TRUST DTD FEB 18, 2003

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02532L

SECOND INSERTION

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

Tax Deed #:2025000422
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: 23-04735
Year of Issuance 2023 Description of Property UNIT NO. 3308 OF CONCORDIA AT CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN CLERK'S FILE NUMBER 2006000353492, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C4-00133.3308
Names in which assessed: RAZ INVESTMENT GROUP LLC, RAZ INVESTMENT GROUP, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02542L

SECOND INSERTION

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

Tax Deed #:2025000402
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: 23-10273
Year of Issuance 2023 Description of Property LOT 4, BLOCK 33, REPLAT OF TRACT Q, UNIT 4, EAST 1/2 OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 119, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 14-44-26-04-00033.0040
Names in which assessed: KATHARINE J ROWLANDS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02580L

SECOND INSERTION

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

Tax Deed #:2025000510
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05607
Year of Issuance 2023 Description of Property LOTS 21, 22 AND 23, BLOCK 778, CAPE CORAL SUBDIVISION, UNIT 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-24-C2-00778.0230
Names in which assessed: LEONE TRUST, THE LEONE TRUST DATED SEPTEMBER 11, 2002

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02545L

SECOND INSERTION

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

Tax Deed #:2025000443
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: 23-05725
Year of Issuance 2023 Description of Property LOT 14, BLOCK 4, ROBERT JEFFCOTT'S ADDITION TO ANDERSON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-24-P2-01904.0140
Names in which assessed: SUNSHINE PARK INVESTMENTS LLC, SUNSHINE PARK INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02548L

SECOND INSERTION

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

Tax Deed #:2025000561
NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05762
Year of Issuance 2023 Description of Property LOT 10 AND THE NORTH 5 FEET OF LOT 9, BLOCK C, LOVEJOY VILLA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-24-P3-0240C.0100
Names in which assessed: EVAN GRAVES, SUNSHINE PARK INVESTMENTS LLC, SUNSHINE PARK INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02549L

SECOND INSERTION

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

Tax Deed #:2025000527
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07787
Year of Issuance 2023 Description of Property BUILDING 6, UNIT 202 OF PROVINCE PARK CONDOMINIUMS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4323 AT PAGE 262, AS AMENDED OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-25-P3-00706.0202
Names in which assessed: EGALE HAMAMY, REGEV HAMAMY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02570L

SECOND INSERTION

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

Tax Deed #:2025000530
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08496
Year of Issuance 2023 Description of Property LOT 32, BLOCK H, CORKSCREW WOODLANDS PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 130 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-46-25-E3-0100H.0320
Names in which assessed: SARAH ELIZABETH STROMWELL, STEPHEN W. STROMWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02576L

SECOND INSERTION

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

Tax Deed #:2025000392
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, 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: 23-11827
Year of Issuance 2023 Description of Property LOT 5, BLOCK 32, REPLAT OF TRACT E, UNIT 4, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-04-00032.0050
Names in which assessed: YADIRA VELAZQUEZ SUAREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jul. 18, 25; Aug. 1, 8, 2025

25-02581L

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000427 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: 23-04107 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 5595, CAPE CORAL, UNIT 84, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 24, PAGES 30-48, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C2-05595.0140 Names in which assessed: ANTHONY SATURNO, KEVIN SATURNO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02533L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000486 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: 23-05640 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 1291, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-24-C1-01291.0070 Names in which assessed: PATRICK E MCLAUGHLIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02546L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000520 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05889 Year of Issuance 2023 Description of Property LOT 42 OF CHULA VISTA MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-24-P4-02900.0420 Names in which assessed: STEVE F. ZAMBRANO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02552L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000491 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: 23-05924 Year of Issuance 2023 Description of Property EAST 20 FEET OF LOT 3, ALL OF LOT 4, AND THE WEST 20 FEET OF LOT 5, BLOCK 4, SHOREHAVEN ESTATES, UNIT 1, PLAT BOOK 19, PAGE 120, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-24-C1-00104.0030 Names in which assessed: JANE R SCAMMON, JOSEPH M SCAMMON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02553L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000452 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: 23-06707 Year of Issuance 2023 Description of Property LOT 15 AND THE WEST ONE-HALF OF LOT 16, BLOCK D, HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 32-45-24-01-0000D.0150 Names in which assessed: JOSE SANTANA, LUZ M SANTANA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02560L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000488 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: 23-08697 Year of Issuance 2023 Description of Property LOT 3, BLOCK C, ROSEMARY PARK NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 30, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-47-25-B3-0030C.0030 Names in which assessed: CRISTINA VELASQUEZ, JUAN 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.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02577L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000469 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: 23-06417 Year of Issuance 2023 Description of Property UNIT NO. 22, CARLETON HOUSE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 947, PAGE 86, AND AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 13-45-24-30-00000.0220 Names in which assessed: CARMEN M MARTINEZ, CARMEN M. MARTINEZ, MARIA CARMEN MARTINEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02555L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000534 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06850 Year of Issuance 2023 Description of Property THE SOUTH-EAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE NORTH THIRTY FEET (N 30') AND THE WEST THIRTY FEET (30') AND THE EAST 150 FEET. Strap Number 23-43-25-00-00011.0070 Names in which assessed: ALVIN E. GRAY, BILLY J SLAUGHTER, LEWIS A GRAY, MARK J GRAY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02564L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000506 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07293 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT #156 OF POINSETTIA MOBILE HOME PARK, A COOPERATIVE, ACCORDING TO EXHIBIT “C-2” (PLOT PLAN), OF THE MASTER FORM PROPRIETARY LEASE OF POINSETTIA MOBILE HOME PARK, AS RECORDED IN O.R. BOOK 2642, PAGES 4105 THROUGH 4128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-25-P2-00800.1560 Names in which assessed: JAMES ANDERSON, JAMES P ANDERSON, PATRICIA ANDERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02567L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000573 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07323 Year of Issuance 2023 Description of Property LOTS 24 AND 25, BLOCK A, AMENDED PLAT OF COUNTRY MANOR, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-25-P1-0240A.0240 Names in which assessed: ESTATE OF PATRICIA STANBERRY LIAS, PATRICIA STANBERRY LIAS, PATRICIA STANBERRY LIAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02568L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000549 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08477 Year of Issuance 2023 Description of Property UNIT A-103 OF 204 CORKSCREW PALMS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014000239193, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-46-25-E1-1900A.0103 Names in which assessed: 9410 CORKSCREW PALMS CIRCLE LLC, DANIEL J WHITTLES, DANIEL WHITTLES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02574L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000512 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04333 Year of Issuance 2023 Description of Property THE WEST 353.90 FEET OF THE NORTH 138 FEET OF LOT 61, BLOCK 1, OF THAT CERTAIN SUBDIVISION KNOWN AS TAMIAMI CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 9, PAGES 6 AND 7. Strap Number 22-43-24-01-00001.061B Names in which assessed: APPLEBY B V CORP, APPLEBY-BV. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02534L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000545 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10128 Year of Issuance 2023 Description of Property LOT 17, BLOCK 76, UNIT 8, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 62 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-26-08-00076.0170 Names in which assessed: GSNM REALTY LLC, GSNM REALTY, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02579L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000426 NOTICE IS HEREBY GIVEN that DAVID A BERGER DABTLG6 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: 23-12074 Year of Issuance 2023 Description of Property LOT 10, BLOCK 101, UNIT NO. 11, LEHIGH ACRES, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-11-00101.0100 Names in which assessed: Caridad Moulton, TOLGA MIRAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02582L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000543 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12711 Year of Issuance 2023 Description of Property LOT 16, BLOCK 25, PLAT OF UNIT 3 LEHIGH ESTATES, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-26-03-00025.0160 Names in which assessed: BO I COATES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02584L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000458 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: 23-12783 Year of Issuance 2023 Description of Property LOT 44, BLOCK A, GATEWAY PHASE 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 15 TO 23, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-26-15-0000A.0440 Names in which assessed: GAVENDA FAMILY TRUST, GAVENDA FAMILY TRUST, DATED SEPTEMBER 28, 2006, JANICE GAVENDA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02585L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000445 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: 23-13699 Year of Issuance 2023 Description of Property LOT 16, BLOCK 46, UNIT 12, REPLAT, LEHIGH ACRES, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 4, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 01-44-27-12-00046.0160 Names in which assessed: HERITAGE FUNDING CORP All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02587L

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025000498 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12677 Year of Issuance 2023 Description of Property LOT 2, BLOCK 27, UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-26-05-00027.0020 Names in which assessed: TRINIDAD ALVARADO, VERA ALVARADO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Jul. 18, 25; Aug. 1, 8, 2025
25-02583L

--- TAX DEEDS ---

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000557 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07041 Year of Issuance 2023 Description of Property LOT 79, AR-LINGTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 16, PAGES 38-39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P3-04800.0790 Names in which assessed: BARBARA MORGAN, JOSE A. RODRIGUEZ, NIDZA RODRIGUEZ, NIDZA 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.real-taxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02566L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000462 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: 23-00620 Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLOCK 2335, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C2-02335.0150 Names in which assessed: ANDREA BUSH, KENNETH KINGERY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02528L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000450 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: 23-05702 Year of Issuance 2023 Description of Property THE NORTH 60 FEET OF LOTS 22 AND 23, BLOCK 9, STADLER'S CENTRAL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 64, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-24-P1-01109.0220 Names in which assessed: DOWNTOWN CAPITAL ASSETS 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02547L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000482 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: 23-06666 Year of Issuance 2023 Description of Property UNIT 208, PARK FOUR AT LAKEWOOD, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 3809, PAGE 1512, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-45-24-47-00000.0208 Names in which assessed: DAVID B REESE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02559L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000468 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: 23-08488 Year of Issuance 2023 Description of Property LOT 100, OF LAKES OF ESTERO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, AT PAGES 78 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-46-25-E3-10000.1000 Names in which assessed: AUDRA L MCCORMICK, STEVEN L MCCORMICK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02575L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000508 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08340 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLOCK 103, SAN CARLOS PARK UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 315, AT PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00103.0140 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02572L
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SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000395 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: 23-19848 Year of Issuance 2023 Description of Property LOT 5, BLOCK 17, UNIT 3, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 132, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-03-00017.0050 Names in which assessed: DOVRAT BARDA, EREZ BARDA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02592L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000532 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19636 Year of Issuance 2023 Description of Property LOT 9, BLOCK 23, UNIT 4, A REPLAT OF PART OF LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-27-04-00023.0090 Names in which assessed: SARAH KHOKHAR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02591L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000546 NOTICE IS HEREBY GIVEN that Mikon Financial Services Inc and Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08259 Year of Issuance 2023 Description of Property UNIT S-202, OF VALENCIA AT MIROMAR LAKES BEACH AND GOLF CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3577, PAGES 3239 THROUGH 3409, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 14-46-25-07-0000S.0202 Names in which assessed: TRUNORTH HOLDINGS INC, TRUNORTH HOLDINGS, 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02571L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000525 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06657 Year of Issuance 2023 Description of Property UNIT 2505, THE CLUB AT CRYSTAL LAKE IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1953, PAGES 782 THROUGH 866, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 27-45-24-30-00025.0050 Names in which assessed: 8256 CHARTER CLUB REALTY LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02558L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000505 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06435 Year of Issuance 2023 Description of Property UNIT 18-4 PROVINCETOWN CONDOMINIUM, FORMERLY KNOWN AS NEW SOUTH PROVINCE CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 949 PAGE 714 TO 766 AND AMENDED BY INSTRUMENTS RECORDED IN OFFICIAL RECORD BOOK 979 PAGE 848, OFFICIAL RECORD BOOK 989 PAGE 579, OFFICIAL RECORD BOOK 1353 PAGE 1900, OFFICIAL RECORD BOOK 1377 PAGE 291 OFFICIAL RECORD BOOK 1402 PAGE 1646, OFFICIAL RECORD BOOK 1709 PAGE 3086, OFFICIAL RECORD BOOK 1762 PAGE 4657, OFFICIAL RECORD BOOK 1896 PAGE 2043, OFFICIAL RECORD BOOK 1998 PAGE 2057 AND FURTHER AMENDED IN OFFICIAL RECORD BOOK 2038 PAGE 4376, OFFICIAL RECORD BOOK 2075 PAGE 2044, OFFICIAL RECORD BOOK 2118 PAGE 788, OFFICIAL RECORD BOOK 2270 PAGE 26, OFFICIAL RECORD BOOK 2271 PAGE 1919, OFFICIAL RECORD BOOK 2296 PAGE 1768, OFFICIAL RECORD BOOK 2333 PAGE 3020, OFFICIAL RECORD BOOK 2344 PAGE 3169 AND OFFICIAL RECORD BOOK 2597 PAGE 2434 AND THE PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 3 PAGE 128 AND AMENDED PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 63, CONDOMINIUM PLAT BOOK 5 PAGE 355, CONDOMINIUM PLAT BOOK 6 PAGE 34 AND CONDOMINIUM PLAT BOOK 6 PAGE 77 IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION A/K/A 3300 PRINCE EDWARD ISLAND CIRCLE, UNIT #4, FORT MYERS, FL 33907, Strap Number 14-45-24-30-00018.0040 Names in which assessed: LYNN JAMES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02557L
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SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000591 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, 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: 23-15803 Year of Issuance 2023 Description of Property WEST HALF OF LOT 12, BLOCK 18, UNIT 5, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-44-27-05-00018.012A Names in which assessed: RAUL RIVAS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02588L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000509 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13273 Year of Issuance 2023 Description of Property LOT 30, BLOCK 2, DANIELS PRESERVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 59-62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-45-26-09-00002.0300 Names in which assessed: YAMILE CAPOTE, ZORADIA CAPOTE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02586L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000483 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: 23-04392 Year of Issuance 2023 Description of Property LOT 19, BLOCK 17, SUNCOAST ESTATES SUBDIVISION, UNRECORDED AS PER PLAT ON FILE IN OFFICIAL RECORDS BOOK 556, AT PAGE 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00017.0190 Names in which assessed: SILVIA GONZALEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02535L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000492 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05013 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: LOT 128, SIX LAKES COUNTRY CLUB, A COOPERATIVE LOCATED ON THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OR TRACT OF LAND SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33 (NORTHWEST CORNER OF SAID SECTION 34); THENCE S 0 DEGREES, 20'27" E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 20'27" EAST ALONG THE CENTERLINE OF A 50 FOOT WIDE DRAINAGE EASEMENT RECORDED IN DEED BOOK 237, PAGES 564 AND 565, FOR 2,631.80 FEET; THENCE SOUTH 89 DEGREES 56'53" WEST PASSING THROUGH THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33 AND CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 2,178.00 FEET; THENCE NORTH 02 DEGREES 59'03" EAST FOR 2,632.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD, THENCE N 89 DEGREES 52'27" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 2,025.30 FEET TO THE POINT OF BEGINNING. AND BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 03 DEGREES 26'17" WEST ALONG THE EAST LINE OF SAID SECTION 33 FOR 2,661.70 FEET TO THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33; THENCE RUN NORTH 89 DEGREES 56'53" EAST FOR 175.42 FEET; THENCE RUN NORTH 00 DEGREES 20'27" WEST ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT FOR 2,656.80 FEET TO SAID COMMON CORNER OF SECTION 27, 28, 33 AND 34 AND THE POINT OF BEGINNING. AS DEPICTED ON A SITE/LOT MAP AS RECORDED IN OFFICIAL RECORDS BOOK 2549, PAGE 1659 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-24-01-00000.1280 Names in which assessed: BOZENA GERSTMAYER, JOSEPH M DONAHUE, MAUREEN P DONAHUE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall 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 09/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Jul. 18, 25; Aug. 1, 8, 2025 25-02543L
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ACTIONS / SALES / ESTATE ---

SECOND INSERTION
NOTICE OF ACTION FOR Petition for Temporary Custody by Extended family IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-DR-005223 Division: Judge: Adams, Elizabeth Eduviges Perez, Petitioner and Wendy Y. Calix Perez Respondent. Father Unknown TO: Father unknown Unknown YOU ARE NOTIFIED that an action regarding the 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 Eduviges Perez, whose address is 18332 Oriole Rd Fort Myers, FL 33967 on or before August 19, 2025, and file the original with the clerk of this court at 1700 Monroe Street, Fort Myers Florida 33901, either before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit'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 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: July 10, 2025 CLERK OF THE CIRCUIT COURT (SEAL) By: TE {Deputy Clerk} Jul. 18, 25; Aug. 1, 8, 2025 25-02626L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

File No. 2025-CP-2133

Probate Division

IN RE: ESTATE OF BALBOA C. SAWYER, Deceased

The ancillary administration of the estate of Balboa C. Sawyer, deceased, whose date of death was February 10, 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 33902-2469. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 18, 2025.

Personal Representative:

Kenda M. Spitzer

c/o Laird A. Lile, PLLC

3033 Riviera Drive, Suite 104

Naples, FL 34103

Attorney for Personal Representative

Langdon Lile, Esq.

Florida Bar Number: 1016810

3033 Riviera Drive, Suite 104

Naples, FL 34103

Telephone: (239) 649-7778

E-Mail: LLile@LairdALile.com

Secondary E-Mail: Pamela@LairdALile.com

July 18, 25, 2025

25-02603L

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-000123 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ALFONZA LOWE, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Motion to Cancel and Reschedule the July 10, 2025 Foreclosure Sale dated the 8th day of July, 2025, and entered in Case No. 23-CA-000123, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALFONZA LOWE, and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A RAQUEL MYERS are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 28th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22 AND 23, MARSH'S SUBDIVISION OF BLOCK 7 PIEDMONT GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 27, 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 9 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
22FL373-1406
July 18, 25, 2025

25-02593L

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-003518 LOANDEPOT.COM, LLC Plaintiff(s), vs. ANDREW WOLFF; JUDITH R WOLFF; DREAM REMODEL CONSTRUCTION LLC; HAYTHAM MAHMOUD; WARNKY HEATING & COOLING Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on July 9, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE, STATE OF FLORIDA: LOT 17, BLOCK B, UNIT 1 RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 4009 East River Drive, Fort Myers, FL 33916 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Kevin Karnes Clerk of The Circuit Court (SEAL) BY: T Mann Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-003073-1 July 18, 25, 2025

25-02639L

SECOND INSERTION
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 362017CA000096A001CH WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs. DAWN E GORDON; TRISHA GORDON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION MIN NO. 1000169-1000439947-3 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 8, 2017 and an Order Resetting Sale dated July 14, 2025 and entered in Case No. 362017CA000096A001CH of the Circuit Court in and for Lee County, Florida, wherein WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR2 is Plaintiff and DAWN E GORDON; TRISHA GORDON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION MIN NO. 1000169-

1000439947-3 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on August 14, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, BLOCK 36, UNIT 4, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 91, RECORDED IN THE PUBLIC RECORDS LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on 07/15/2025,

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

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1162-159514 / SM2
July 18, 25, 2025

25-02658L

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-002180 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CARL W. WESTCOTT, et al., Defendant. To: CARL W. WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 UNKNOWN SPOUSE OF CARL W. WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 MICK WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 UNKNOWN SPOUSE OF MICK WESTCOTT, 6683 E TROPICANA DR, FORT MYERS, FL 33919 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: THE SOUTH 4 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8, BLOCK 1, FIESTA VILLAGE SUBDIVISION, AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 65, OF 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, Attorney for Plaintiff, 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 demand in the Complaint.

WITNESS my hand and seal of said Court on the 14 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
25-11605FL
July 18, 25, 2025

25-02636L

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-002375 JOHN H. EUELL, Plaintiff, v. WILLIAM PROFFITT and VERNA MAE PROFFITT, Defendants. TO: WILLIAM PROFFITT 42 B WESLEYAN COURT FAIRFIELD, OHIO 45014 VERNA MAE PROFFITT 42 B WESLEYAN COURT FAIRFIELD, OHIO 45014 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 12, BLOCK 39, UNIT 4, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 18, PAGE 95, 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 25, 2025 of this Notice, and file the original with the Clerk of this Court, at 2075 Dr martin Luther King Jr. Blvd, Fort Myers, Florida 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 14 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

Jul. 18, 25; Aug. 1, 8, 2025

25-02632L

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-002608 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. TERRELL LANE BURDETTE A/K/A TERREL BURDETTE, ET AL., DEFENDANT(S). TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 3303 75th St W, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 1004 Columbus Boulevard Lehigh Acres, FL 33974 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 43 Argyle Railroad Ave Defuniak Springs, FL 32435 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 12810 US Highway 19 N #251 Clearwater, FL 33764 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 44 S 5th Street Defuniak Springs, FL 32435 Current Residence: UNKNOWN TO: Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 3303 75th St W, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 1004 Columbus Boulevard Lehigh Acres, FL 33974 Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 43 Argyle Railroad Ave Defuniak Springs, FL 32435 Current Residence: UNKNOWN TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette Last Known Address: 12810 US Highway 19 N #251 Clearwater, FL 33764 Current Residence: UNKNOWN

TO: Unknown spouse of Terrell Lane Burdette A/K/A Terrel Burdette

Last Known Address: : 44 S 5th Street Defuniak Springs, FL 32435

Current Residence: UNKNOWN

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

Lot 9, Block 49, LEHIGH ACRES, UNIT 5, Section 2, Township 44 South, Range 26 East, according to the plat as recorded in Plat Book 15, Page 59, 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, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 15 day of July, 2025.

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

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071

25FL373-0243

July 18, 25, 2025

25-02643L

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-002180 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CARL W. WESTCOTT, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GREGORY WESTCOTT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE SOUTH 4 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8, BLOCK 1, FIESTA VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 10, PAGE 65, 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 14 day of July, 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
25-11605FL
July 18, 25, 2025

25-02635L

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO.: 25-CA-001090 NICHOLAS G. NORTON, Plaintiff, v. ANDREW J. MAGRI, ESTATE OF ANDREW J. MAGRI, UNKNOWN HEIRS OF ANDREW J. MAGRI, ESTATE OF ESTHER L. MAGRI, HEIRS OF ESTHER L. MAGRI, CAROLYN JANE FABIANO and GERALDINE LINDA BLINN, Defendants. TO: ANDREW J. MAGRI ADDRESS UNKNOWN ESTATE OF ANDREW J. MAGRI ADDRESS UNKNOWN UNKNOWN HEIRS OF ANDREW J. MAGRI ADDRESS UNKNOWN GERALDINE LINDA BLINN 9 PINERIDGE ROAD WEYMOUTH, MA 02190 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 4, BLOCK 13, UNIT 2, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-

HIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOOK 18, PAGE 38, 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 August 25, 2025, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 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 14 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,

Jul. 18, 25; Aug. 1, 8, 2025

25-02629L

ACTIONS / TAX DEEDS ---

THIRD 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, 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

THIRD 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, 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

THIRD 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, 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000432 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: 23-05352 Year of Issuance 2023 Description of Property LOTS 35 AND 36, BLOCK 2033, OF THAT CERTAIN SUBDIVISION KNOWN AS CAPE CORAL, UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 149 THROUGH 165 Strap Number 06-44-24-C3-02033.0350 Names in which assessed: JAMISON MICHELLE WARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02394L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2023002140 NOTICE IS HEREBY GIVEN that MELINDA CHRISTENSEN CHRISTENSEN CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 19-033386 Year of Issuance 2019 Description of Property CAPE CORAL UNIT 66 BLK 3299 PB 22 PG 5 LOT 19 Strap Number 03-45-23-C3-03299.0190 Names in which assessed: MOJITOS INVESTMENTS LLC, THE CORNER STONE GROUP FINANCIAL 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
25-02377L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000444 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: 23-06063 Year of Issuance 2023 Description of Property UNIT B310A, WINDSOR WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 2211, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO Strap Number 36-44-24-P1-0180B.310A Names in which assessed: PROFOUND RADIANCE INC, PROFOUND RADIANCE INC All of said property being in the County of Lee, State of Florida. Unless 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
25-02397L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000368 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: 23-15657 Year of Issuance 2023 Description of Property LOT 10, BLOCK 7, UNIT 2, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BLOCK 15, PAGE 16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-02-00007.0100 Names in which assessed: INDILAGUS USA 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
25-02401L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000388 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: 23-01485 Year of Issuance 2023 Description of Property LOTS 22-23, BLOCK 2723 UNIT 39, CAPE CORAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 142-154 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C2-02723.0220 Names in which assessed: MIREILLE ESTIVERNE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02385L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000409 NOTICE IS HEREBY GIVEN that Gulf Group Holdings Inc Retirement Plan the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05576 Year of Issuance 2023 Description of Property UNIT NO. 103, OF CARIBE MARTINIQUE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED MARCH 23, 1984, IN OFFICIAL RECORDS BOOK 1717, PAGES 4351 TO 4388, INCLUSIVE, AND RE RECORDED IN OFFICIAL RECORDS BOOK 1727, PAGES 2028 TO 2065, INCLUSIVE, AND ALL AMENDMENTS THERETO IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ALL APURTENANCES THERETO. Strap Number 18-44-24-C4-00600.1030 Names in which assessed: Lorraine D Clark Living Trust, LORRAINE D CLARK LIVING TRUST DATED APRIL 17 2001, LORRAINE D CLARK TRUST All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02396L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000360 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: 23-04128 Year of Issuance 2023 Description of Property LOTS 28 AND 29, BLOCK 5753, UNIT 87, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 67 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C2-05753.0280 Names in which assessed: STEPHEN RENZI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02393L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000396 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: 23-19991 Year of Issuance 2023 Description of Property LOT 10, BLOCK 62, UNIT 11, SECTION 14, 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 15, PAGE 143, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-11-00062.0100 Names in which assessed: Thomas Adams, THOMAS W ADAMS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02406L

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 24-CC-3528 HONC INDUSTRIES, INC., a Florida corporation, Plaintiff, vs. FREEMAN & FREEMAN, INC., a Florida corporation, and ANTONIO GREEN Defendant. NOTICE is given that, pursuant to a Final Judgment dated November 18, 2024, and the Order Rescheduling Foreclosure Sale dated July 14, 2025, in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder for cash online at www.lee.realforeclose.com at 9:00 a.m. on the 14th day of August, 2025, the following described property: Legal: Lot 17, Block 3, Unit 1, 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 223, of the Public Records of Lee County, Florida. Parcel ID: 12-45-27-LI-02003.0170 Address: 315 Genoa Avenue S, Lehigh Acres, FL 33974 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 on the 15 day of July, 2025. KEVIN C. KARNES Clerk of Court (SEAL) By: N Wright Angad as Deputy Clerk July 18, 25, 2025
25-02645L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000403 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: 23-19634 Year of Issuance 2023 Description of Property LOT 17, BLOCK 22, UNIT 4, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-27-04-00022.0170 Names in which assessed: BIG FLOOR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02405L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000419 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: 23-08377 Year of Issuance 2023 Description of Property NIT NO. 203 OF SAN CARLOS SPRINGS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1673, PAGE 4196, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-46-25-23-00000.2030 Names in which assessed: DAMON EDWARD HARDY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02400L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000417 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: 23-08343 Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 106, UNIT NO. 7, SAN CARLOS PARK, ACCORDING TO THE MAPOR PLAT THEREOF, AS RECORDED IN DEED BOOK 315, PAGES 150 THROUGH 152, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-46-25-07-00106.0330 Names in which assessed: AIMA BENNROUA, MACK-ENZIE JORDAN SMITH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02399L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000369 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: 23-20483 Year of Issuance 2023 Description of Property LOT 24, BLOCK 31, UNIT 6, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 18, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-45-27-06-00031.0240 Names in which assessed: EURO MEVIUS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02408L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000382 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: 23-00529 Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 5536, CAPE CORAL SUBDIVISION, UNIT 91, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-43-23-C4-05536.0050 Names in which assessed: SALTY KEYS INVESTMENTS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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
25-02379L

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025000413 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: 23-00589 Year of Issuance 2023 Description of Property LOT 47, IN BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C1-02327.A470 Names in which assessed: AMANDA MARTINEZ, WILLIAM RAGA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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
25-02380L

TAX DEEDS

FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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
FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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
FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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.

11/18/237 - 1/34

MAN'S RIGHTS

By Ayn Rand

A special reprinting
of a classic essay
on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights. If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union . All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man’s nature.

Source of our rights

The Declaration of Independence stated that men “are endowed by their Creator with certain unalienable rights.” Whether one believes that man is the product of a Creator or of nature, the issue of man’s origin does not

of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence.

Thus the government’s function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America’s political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America’s inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country’s wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated “rights” that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these “printing-press rights” negate authentic rights.

Meaning of ‘rights’

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new “rights” and of slave labor camps.

The “gimmick” was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration “will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of “rights” when you read the list which that platform offers:

- “1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.
- “2. The right to earn enough to provide adequate food and clothing and recreation.
- “3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.
- “4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.
- “5. The right of every family to a decent home.
- “6. The right to adequate medical care and the opportunity to achieve and enjoy good health.
- “7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.
- “8. The right to a good education.”

A single question added to each of the above eight clauses would make the issue

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

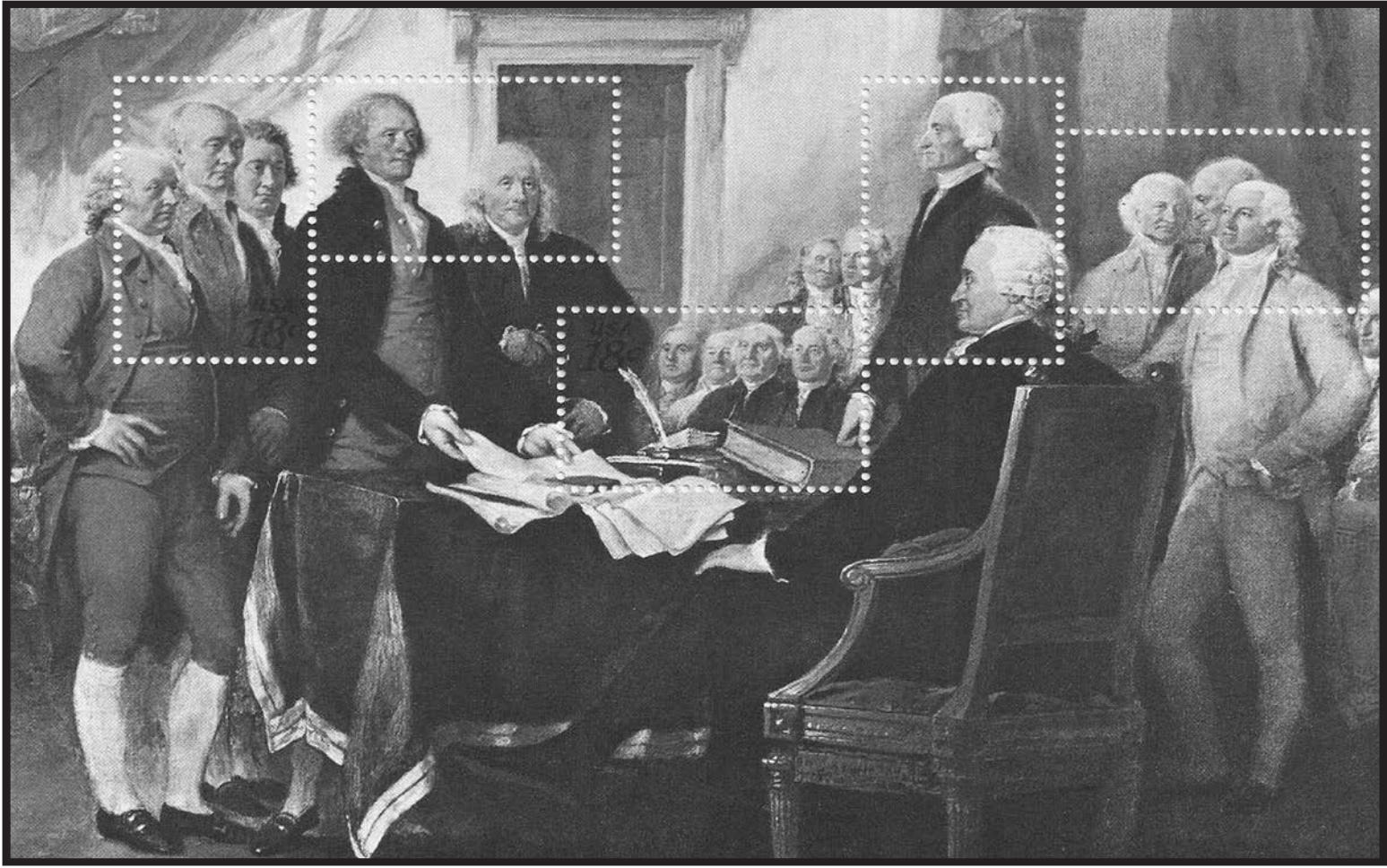
alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

“The source of man’s rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man’s nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational.” (*Atlas Shrugged*)

To violate man’s rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man’s rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that “to secure these rights, governments are instituted among men.” This provided the only valid justification





The Declaration of Independence laid down the principle that ‘to secure these rights, governments are instituted among men.’ This provided the only valid justification of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence. Thus the government’s function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged “right” of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as “the right to enslave.”

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one’s own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hall, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as “a right to a job” — there is only the right of free trade, that is: a man’s right to take a job if another man chooses to hire him. There is no “right to a home,” only the right of free trade: the right to build a home or to buy it.

There are no “rights to a ‘fair’ wage or a ‘fair’ price” if no one chooses to pay it, to hire a man or to buy his product. There are no “rights of consumers” to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no “rights” of special groups, there are no “rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn.”

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man’s only “economic rights” (they are, in fact, political rights) — and there can be no such thing as “an economic bill of rights.” But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man’s freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another’s rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind’s governments.

Potentially, a government is the most dangerous threat to man’s rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man’s deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

There is only one fundamental right
(all the others are its consequences or
corollaries): a man’s right to his own life.
Life is a process of self-sustaining and
self-generated action; the right
to life means the right to engage in
self-sustaining and self-generated action
... Such is the meaning of the right to life,
liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual’s refusal to finance an opponent is a violation of the opponent’s right of free speech and an act of “censorship.”

It is “censorship,” they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is “censorship,” they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is “censorship,” they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: “There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas.” It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

“Censorship” is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one’s own antagonists.

But according to such doctrines as the “economic bill of rights,” an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a “right” to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the “right” to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the “distribution” of “economic rights” and select the recipients, when the owners’ right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of “economic rights” includes the “right” of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about “economic rights,” the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one’s views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of “the right of free speech” is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: “Congress shall make no law . . . abridging the freedom of speech, or of the press ...” It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today’s most crucial issues: political rights versus “economic rights.” It’s either-or. One destroys the other. But there are, in fact, no “economic rights,” no “collective rights,” no “public-interest rights.” The term “individual rights” is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man’s rights.

